

NOT AN OFFICIAL DOCUMENT

2024-505460
02/23/2024 09:06 AM
TOTAL FEES: 25.00
BY: KD
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

PARTIAL RELEASE OF MORTGAGE

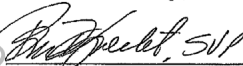
FOR VALUABLE CONSIDERATION, it is hereby certified that a certain Mortgage executed by Lake County Trust Company, an Indiana Corporation, as Trustee under the provisions of a Trust Agreement dated July 29, 1971, and known as Trust No. 1720, whose address is 2200 N. Main Street, Crown Point, IN 46307 on the 17th day of January 2013, securing the principal sum of \$550,000.00, which Mortgage was Recorded February 8, 2013 as Document Number 2013 010844 and Re-Recorded as Document Number 2013 021647 in the Office of the Recorder of Lake County, Indiana, is hereby Partially Released. The undersigned represents that he is a representative that is authorized and directed to execute and deliver this Partial Release of Mortgage.

Legal and Property Address:

See Attached Exhibit "A"

Dated this 15th of February 2024

American Community Bank of Indiana, formerly
known as American Savings, FSB



Brian Specht
Senior Vice President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of February 2024, personally appeared Brian Specht, by American Community Bank of Indiana, its Senior Vice President, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed by name and affixed my official seal.



Cortney Dornhecker, Notary Public
A Resident of Lake County
My Commission Expires: 05/04/2028



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. BS

This Instrument Prepared by: BRIAN SPECHT OF AMERICAN COMMUNITY BANK OF INDIANA, LENDER
Return to: AMERICAN COMMUNITY BANK OF INDIANA, 7880 Wicker Avenue, Saint John, IN 46373

INOTW02 (G)

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EXHIBIT "A"

PARCEL 1: (AS TAKEN FROM QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2004.076429)

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 WEST, CITY OF LAKE STATION, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, ALSO A COMMON CORNER TO THE RESPECTIVE SOUTHEAST AND NORTHEAST CORNERS OF SECTIONS 5 AND 8, WHICH POINT BEING MARKED BY A 3/4 INCH IRON PIPE (FLUSH), SAID CORNER BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 45 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF THE FORMER WABASH RAILROAD, A DISTANCE OF 244.43 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 51; THENCE SOUTH 04 DEGREES 49 MINUTES 02 SECONDS WEST ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 200.55 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTH 89 DEGREES 36 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 224.43 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 17 SECONDS WEST ALONG A LINE PARALLEL TO THE CENTERLINE OF SAID STATE ROAD, WHICH LINE TAKEN AS BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (PARCEL 3 AS TAKEN FROM QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2004.076429)

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 7 WEST, CITY OF LAKE STATION, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8, ALSO A COMMON CORNER TO THE RESPECTIVE SOUTHEAST AND NORTHWEST CORNERS OF SECTION 5 AND 9, WHICH CORNER BEING MARKED BY A 3/4 INCH IRON PIPE (FLUSH); THENCE SOUTH 00 DEGREES 54 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE FORMER WABASH RAILROAD; THENCE NORTH 89 DEGREES 12 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 174.71 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 17 SECONDS WEST PARALLEL TO SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 206.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE FORMER WABASH RAILROAD; THENCE SOUTH 87 DEGREES 11 MINUTES 33 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (PART OF PARCEL 2 AS TAKEN FROM QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2000.081513)

THE EAST 174.63 FEET OF THE FOLLOWING DESCRIBED PARCEL AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID HALF-QUARTER SECTION AT A POINT WHICH IS 200 FEET SOUTHERLY, MEASURED ON SAID EAST LINE, FROM THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTHERLY ON THE EAST LINE OF SAID HALF-QUARTER SECTION 85.83 FEET TO A POINT WHICH IS 150 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE INDIANA EAST-WEST TOLL ROAD (A CENTER LINE SURVEY MAP OF WHICH IS ON FILE IN THE OFFICE OF THE RECORDER OF LAKE TOLL COUNTY, INDIANA); THENCE SOUTH 81 DEGREES 53 MINUTES 34 SECONDS WEST PARALLEL WITH SAID TOLL ROAD CENTER LINE 355.31 FEET; THENCE NORTH 08 DEGREES 06

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MINUTES 26 SECONDS WEST AT RIGHT ANGLES TO SAID TOLL ROAD CENTER LINE 50 FEET; THENCE SOUTH 81 DEGREES 53 MINUTES 34 SECONDS WEST PARALLEL WITH SAID TOLL ROAD CENTER LINE 900 FEET; THENCE SOUTH 08 DEGREES 06 MINUTES 26 SECONDS EAST 50 FEET; THENCE SOUTH 81 DEGREES 53 MINUTES 34 SECONDS WEST PARALLEL WITH SAID TOLL ROAD CENTER LINE 715.87 FEET TO THE CENTER LINE OF HOBART ROAD; THENCE NORTH 18 DEGREES 05 MINUTES 26 SECONDS WEST ON THE CENTER LINE OF HOBART ROAD TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE WABASH RAILROAD COMPANY; THENCE EASTERLY ON THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING, IN THE CITY OF LAKE STATION, LAKE COUNTY, INDIANA.

PARCEL 4: (PARCEL 3 AS TAKEN FROM QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 2000081513)

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP-36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE SAID QUARTER QUARTER SECTION AT A POINT WHICH IS 200 FEET SOUTHERLY MEASURED ON SAID WEST LINE, FROM THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTHERLY ON THE WEST LINE OF SAID QUARTER QUARTER SECTION 85.83 FEET TO A POINT WHICH IS 150 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE INDIANA EAST-WEST TOLL ROAD (A CENTER LINE SURVEY MAP OF WHICH IS ON FILE IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA); THENCE NORTH 81 DEGREES 53 MINUTES 34 SECONDS EAST, PARALLEL WITH SAID TOLL ROAD CENTER LINE 187 FEET TO A POINT WHICH IS 150 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES, FROM SAID TOLL ROAD CENTER LINE AT STATION TS. 1280 + 42.31, THENCE NORTHEASTERLY PARALLEL WITH SAID TOLL ROAD CENTER LINE (ON A SPIRAL TO THE RIGHT) TO THE CENTER LINE OF STATE ROUTE NO. 51, THENCE NORTHERLY ON THE CENTER LINE OF SAID HIGHWAY TO A POINT WHICH IS 200.00 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING, IN THE CITY OF LAKE STATION, LAKE COUNTY, INDIANA, EXCEPT THAT PART TAKEN FOR STATE ROAD NO. 51.

Property address: Indiana 51, Lake Station, IN 46405
Tax Number: 45-09-09-100-001.000-021