

2024-11-30  
04/30/2024 1:11 PM  
Taxes Fees: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 29 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## CORPORATE QUITCLAIM DEED

File No.: CTNW2401820-ALC

THIS INDENTURE WITNESSETH, That Russco Inc (Grantor) QUITCLAIMS to Russco Properties, LLC, an Indiana limited liability company (Grantee) for no consideration, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 250 State Road 130, Hobart, IN 46342. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

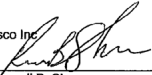
Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 29 day of APRIL, 2024.

### GRANTOR:

Russco Inc

BY:   
\_\_\_\_\_  
Russell B. Sherrow  
President

BY:   
\_\_\_\_\_  
Patricia A. Sherrow  
Vice-President

CHICAGO TITLE INSURANCE COMPANY

No Sales Disclosure Needed  
Apr 29 2024  
By: JD  
Office of the Lake County Assessor

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA

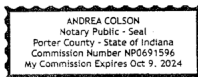
COUNTY OF PORTER

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Patricia A. Sherrow as Vice-President of Russco Inc and Russell B. Sherrow as President of Russco Inc who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 09 day of April, 2024

Signature: Andrea Colson

Printed: Andrea Colson  
Resident of: Porter County  
State of: INDIANA  
My Commission expires: October 9, 2024



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 250 State Road 130  
Hobart, IN 46342

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 Dena Phillips Farling.

**This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.**

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-09-33-151-003.000-018

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PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF THE PITTSBURGH, FORT WAYNE, AND CHICAGO RAILROAD, WHICH IS 124.9 FEET EASTERLY, AS MEASURED ON THE SAID RIGHT OF WAY LINE, FROM THE POINT OF INTERSECTION OF THE SAID RIGHT OF WAY LINE WITH THE WEST LINE OF THE NORTHWESTERLY QUARTER OF SAID SECTION 33; THENCE IN A NORTHEASTERLY DIRECTION, ALONG A LINE WHICH MAKES A NORTHEAST ANGLE OF 80 DEGREES 06 MINUTES 30 SECONDS WITH THE SAID RIGHT OF WAY LINE, 198.7 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 130; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE, 766.5 FEET, MORE OR LESS, TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE OF SAID PITTSBURGH, FORT WAYNE, AND CHICAGO RAILROAD, WHICH IS 765.74 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, 765.74 FEET TO THE POINT OF BEGINNING.

Lake County Recorder