

NOT AN OFFICIAL DOCUMENT

2024-513407
04/30/2024 12:17 PM
TOTAL FEES: 25.00
BY: KD
PG #: 4
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That, for and in consideration of the payment of a portion of the indebtedness secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, **BLB ST. JOHN, LLC** an Indiana limited liability company, 8310 W 147th Avenue, Cedar Lake, Indiana 46303, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto **D.R. HORTON, INC. - MIDWEST**, a California corporation, 1750 E. Golf Road, Suite 925, Schaumburg, Illinois 60173, its successors and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by that certain Mortgage and Security Agreement dated April 26, 2022, recorded on April 26, 2022 as Document No. 2022-517470 with the Lake County, Indiana Recorder's Office, to the premises therein described as to the premises described in Exhibit A, attached hereto and made a part hereof.

This Release is in no way to operate to discharge the lien of said Mortgage upon any other of the premises described therein, but it is only to release the portion particularly described herein and none other; the remaining or unreleased portions of the premises described in said Mortgage is to remain as security for the payment of the indebtedness secured thereby and for the full performance of all covenants, conditions, and obligations contained in said Mortgage.

This Release is executed and delivered this 13th day of February, 2024, by a duly authorized officer of the Mortgagee.

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BLB St. John, LLC, an Indiana limited liability company

By: Lotton Development, Inc., an Illinois corporation,
its manager

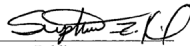
By: _____
Name: John Lotton
Title: President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared John Lotton, the President of Lotton Development, Inc., Manager of BLB St. John, LLC, and acknowledged execution of the foregoing Partial Release of Mortgage for and on behalf of said Mortgagee, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 13th day of February, 2024.





Notary Public

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

And after recording returned to: D.R. Horton
 1750 E. Gold Rd.
 Schaumburg, IL 60173

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE:

UNIT 3049 IN THE AMENDED SECONDARY PLAT OF LOTS 1420 AND 1421 OF THE GATES OF ST. JOHN-17B AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA RECORDED FEBRUARY 24, 2022 AS INSTRUMENT NO. 2022-007433 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 5, 2022 AS INSTRUMENT NO. 2022-514403.

PARCEL TWO:

AN EASEMENT FOR INGRESS AND EGRESS FROM PARCEL ONE TO A PUBLIC STREET OVER AND ACROSS THE PRIVATE ACCESS DRIVES, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMON AREA AS SET FORTH IN THE DECLARATION FOR THE TOWN HOMES AT IRIS GATE RECORDED ON APRIL 4, 2022 AS DOCUMENT NO. 2022-514188 IN LAKE COUNTY, INDIANA.

ADDRESS: 8732 Orchid DR, Saint John, IN 46373

PARCEL NUMBER: 45-15-03-455-005.000-015

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VIA EMAIL ONLY

DHI Title Agency

February 23, 2023

Re: BLB St. John, LLC Mortgage on Lots 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058

The payoff amount for the release of the mortgage for any of the above-referenced lots is \$49,000.00 per lot. There is no per diem rate and this payoff is good through December 31, 2024. Upon payment for each lot, BLB St. John, LLC shall provide a partial release of mortgage.

BLB St. John LLC

By **Lotton Development, Inc.**, its Manager

By: Jonathan Lotton, Vice-President