

NOT AN OFFICIAL DOCUMENT

2024-5-5447
08/01/2024 11:07 PM
TOTAL FEES: 25.00
BY: MA
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

RECORDED AS PRESENTED

Mail Tax Bills to Grantee

OPCEN Merrillville, LLC
Schrage Family Office
4th Floor Executive
600 East 84th Avenue
Merrillville, Indiana 46410

Tax Key Nos.

45-12-22-377-005.000-030
45-12-22-377-006.000-030
45-12-22-377-007.000-030
45-12-22-379-001.000-030
45-12-22-379-002.000-030
45-12-22-379-005.000-030

QUIT CLAIM DEED

OPCEN, LLC, an Indiana limited liability company hereby quit claims and conveys to **OPCEN MERRILLVILLE, LLC**, an Indiana limited liability company, the real estate situated in Lake County Indiana, as described on Exhibit A, which is attached hereto and made a part hereof.

THIS TRANSFER IS MADE WITHOUT PAYMENT OR OTHER CONSIDERATION.

Dated: July 31, 2024

OPCEN, LLC, an Indiana limited liability company

By: _____

Michael E. Schrage, Manager

No Sales Disclosure Needed

Aug 01 2024

By: FGR

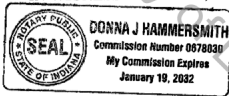
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE ME, the undersigned, a Notary Public, on July 30, 2024, personally appeared Michael E. Schrage, personally known to me to be the same person whose name is subscribed to the foregoing document as Manager of OPCEN, LLC, and being first duly sworn by me upon oath, acknowledged that such person has read and understands the foregoing and that such person has affixed such person's name to and delivered this document as such person's own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Donna J. Hammersmith
Donna J. Hammersmith Notary Public

Commission Expires: 1-19-2032 County of Residence: Adair

PREPARED BY AND PLEASE RETURN TO:

Terry Retson
Krieg DeVault LLP
11005 Broadway, Suite D
Crown Point, Indiana 46307
219-227-6089

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. /s/ Terry Retson

NOT AN OFFICIAL DOCUMENT

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOT 12 AND THE NORTH 10 FEET OF LOT 13 IN RESUBDIVISION OF PART OF BLOCK "E" AND PART OF BLOCK "F" AND ALL OF BLOCK "G" AND BLOCK "H", IN LINCOLN SQUARE, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 58 PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 1A: PARCEL 1A, EASEMENT AS CREATED BY AN INSTRUMENT DATED JUNE 8, 2001, RECORDED JULY 11, 2001 AS DOCUMENT NO. 2001 054725, AMD FORST AMENDMENT THEREOF RECORDED JUNE 19, 2015 AS DOCUMENT NO. 2015 037991, A 33 FOOT EASEMENT LYING 16.50 FEET ON EACH SIDE FOR INGRESS AND EGRESS OVER, UPON, ACROSS AND ALONG THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHEAST CORNER OF LOT 12, RESUBDIVISION OF PART OF BLOCKS "E" AND PART OF BLOCK "F" AND ALL OF BLOCK "G" AND BLOCK "H", LINCOLN SQUARE, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 58 PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 13 MINLITES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 12, 54.00 FEET TO THE POINT OF TERMINUS AND BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF LOT 13 AND THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 13 OF SAID RESUBDIVISION OF BLOCKS "E" AND "F" AND ALL OF "G" AND "E", LINCOLN SQUARE; THENCE N9RTH 89 DEGREES 46 MINLITES 48 SECONDS EAST, ALONG SAID SOUTH LINE, 74.00 FEET TO THE POINT OF TERMINUS.

PARCEL 2: THE SOUTH 65 FEET OF THE NORTH 75 FEET OF LOT 13 IN RESUBDIVISION OF BLOCK "E" AND PART OF BLOCK "F" AND ALL OF BLOCK "G" AND BLOCK "H" IN LINCOLN SQUARE TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 58 PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3: LOT 11, IN RESUBDIVISION OF PART OF BLOCK "E" AND PART OF BLOCK "F" AND ALL OF BLOCK "G" AND BLOCK "H", IN LINCOLN SQUARE, AN ADDITION TO THE TOWN OF IVIERRILLVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

The Real Property of its address is commonly known as 84001-8419 Virginia Street, Merrillville, IN 46410

NOT AN OFFICIAL DOCUMENT

LOTS 2, 3, AND 4, RESUBDIVISION OF PART OF BLOCK "E" AND PART OF BLOCK "F" AND ALL OF BLOCK "G" AND BLOCK "H", LINCOLN SQUARE, TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 58 PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

The property is located in LAKE County at 600 EAST 84TH AVENUE, MERRILLVILLE, IN 46410-6366.

Property of Lake County Recorder