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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-021526
8:48 AM 2024 Aug 18

SHERIFF'S DEED

THIS INDENTURE WITNESSETH that Oscar Martinez, as Sheriff of Lake County, State of Indiana, conveys to Midland States Bank in consideration of the sum of Eight Hundred Eighty Eight Thousand Three Hundred Dollars (\$888,300.00), the receipt of which is hereby acknowledged on sale made by virtue of a judgment and decree of foreclosure issued from the Superior Court 1 of Lake County, in the State of Indiana, pursuant to the laws of said State on the 16th day of January, 2024 in Cause No. 45D01-2309-MF-000596 wherein Midland States Bank, was the Plaintiff, and United Land Corporation, Star Food Corporation, STZ Corporation, and Brune Enterprises were the Defendants, in consideration of said sum aforesaid, the following described fee simple interest in certain real estate in Lake County, Indiana, to-wit:

See Exhibit "A"

To have and to hold the fee simple interest in the premises aforesaid with the privileges and appurtenances to said purchaser, its grantees and assigns, in full and ample manner with all rights, title and interest held or claimed by the aforesaid Defendant.

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal hereto this 2 day of August, 2024.

SHERIFF OF LAKE COUNTY, INDIANA

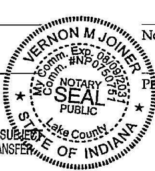
BY: [Signature]
Oscar Martinez

STATE OF INDIANA)
COUNTY OF _____)SS:

On the 2 day of August, 2024 personally appeared Oscar Martinez, in the capacity as Sheriff of said County, and acknowledged the execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Lake
County of Residence
08/09/2031
Commission Expires



Vernon M. Joiner
Notary Public
Vernon M Joiner
Printed Name

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 15 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
48854
cm

NOT AN OFFICIAL DOCUMENT



This instrument was prepared by Jason R. Burke, Esq., Blackwell, Burke & Fowler, P.C., 101 W. Ohio Street, Suite 1700, Indianapolis, Indiana 46204.

Send tax statements to: Midland States Bank, 1201 Network Centre Drive, Effingham, IL 62401.

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

/s/ Jason R. Burke

Property of Lake County Recorder

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Exhibit "A"

PARCEL I

Lot 1 in Diversified Acres Subdivision, as per plat thereof, recorded in Plat Book 78, Page 93 in the Office of the Recorder of Lake County, Indiana; as affected by Certificate of Correction, recorded September 21, 1995 as Instrument No. 95056949.

EXCEPTING THEREFROM, that portion of the Land conveyed to the State of Indiana by Warranty Deed recorded September 27, 2011 as Instrument No. 2011-053266 of the Lake County Records, described as follows:

A part of Lot 1 in Diversified Acres, a subdivision in Lake County, Indiana, the plat of which subdivision is recorded in Plat Book 78, Page 93 as Instrument No. 95044615 in the Office of the Recorder of Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: BEGINNING at the northwest corner of said lot designated as point "1149" on said Parcel Plat; thence North 88 degrees 25 minutes 58 seconds East 310.42 feet along the north line of said lot to the northeast corner of said lot; thence South 00 degrees 07 minutes 06 seconds East 9.92 feet along the east line of said lot; thence South 88 degrees 25 minutes 15 seconds West 158.87 feet to the point designated "3026" on said Parcel Plat; thence North 89 degrees 53 minutes 06 seconds West 151.36 feet to the west line of said lot designated as point "3025" on said Parcel Plat; thence North 01 degree 32 minutes 10 seconds West 5.50 feet along the west line of said lot to the POINT OF BEGINNING and containing 0.063 acres, more or less.

which property is more commonly referred to as 3421 E. 181st Avenue, Lowell, Indiana 46356 (Parcel #45-20-25-101-002.000-012); and

PARCEL II

Lot 2 in Diversified Acres Subdivision, as per plat thereof, recorded in Plat Book 78, Page 93 in the Office of the Recorder of Lake County, Indiana; as affected by Certificate of Correction, recorded September 21, 1995 as Instrument No. 95056949.

EXCEPTING THEREFROM, that portion of the Land conveyed to the State of Indiana by Warranty Deed recorded June 20, 2011 as Instrument No. 2011-033326 of the Lake County Records, described as follows:

A part of Lot 2 in Diversified Acres, a subdivision in Lake County, Indiana, the plat of which subdivision is recorded in Plat Book 78, Page 93 as Instrument No. 95044615 in the Office of the Recorder of Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on

NOT AN OFFICIAL DOCUMENT

the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: BEGINNING at the northwest corner of said lot; thence North 88 degrees 25 minutes 58 seconds East 264.65 feet along the north line of said lot; thence North 89 degrees 52 minutes 56 seconds East 15.35 feet continuing along said north line to the northeast corner thereof; thence South 01 degree 19 minutes 56 seconds East 9.43 feet along the east line of said lot; thence South 88 degrees 25 minutes 15 seconds West 280.21 feet to the west line of said lot; thence North 00 degrees 07 minutes 06 seconds West 9.88 feet along said west line to the POINT OF BEGINNING and containing 0.063 acres, more or less.

which property is more commonly referred to as Highway Route 2, Lowell, Indiana 46356
(Parcel #45-20-25-101-004.000-012).

Property of Lake County Recorder