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Pol 274426 LD

WARRANTY DEED

Northern Indiana Public Service Company, 5265 Hohman Ave-Hammond, Indiana

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THIS INDENTURE WITNESSETH that GULF & WESTERN INDUSTRIAL PRODUCTS COMPANY, a Delaware corporation, of Lake County in the State of Indiana, conveys and warrants, only with respect to and to the extent of its own acts, to NORTHERN INDIANA PUBLIC SERVICE COMPANY, an Indiana corporation, located at 5930 Hohman Avenue, in the City of Hammond, Lake County, Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

A strip of land 700 feet wide in the Southwest Quarter of Section 1, Township 36 North, Range 8 West of the 2nd P. M., in the City of Gary, Calumet Township, Lake County, Indiana, more particularly described as: Beginning at a point in the North line of the 110 foot wide strip of land owned by Northern Indiana Public Service Company that is found by commencing at the Southwest corner of said Section 1 and going thence North along the West line of said Section 1 a distance of 992.44 feet, more or less, to the North line of said 110 foot Northern Indiana Public Service Company strip; thence Southeasterly along the North line of said 110 foot Northern Indiana Public Service Company strip 682.62 feet to the point of beginning; thence North in a straight line 1648.71 feet, more or less to a point in the South line of the 100 foot wide New York Central Railroad right-of-way that is 662.59 feet Southeasterly of the West line of said Section 1, measured along said South line of the 100 foot wide strip; thence Southeasterly along said South line of the 100 foot wide strip a distance of 705.21 feet; thence Southerly on a line that is parallel to and 700 feet Easterly of the aforesaid 1648.71 foot line for a distance of 1742.0 feet, more or less, to the North line of the 110 foot wide strip of land owned by Vange Angelos which is an Easterly projection of the aforesaid 110 foot wide strip owned by Northern Indiana Public Service Company; thence Northwesterly along said North line of the 110 foot wide strips 730.63 feet to the point of beginning.

The Grantor herein hereby expressly reserves for itself and its future grantees, successors and assigns, a one-hundred foot (100') wide easement across the northerly and southerly ends of the real estate above described for the construction, use and maintenance, at any and all times, of roads and/or railroad tracks and rights-of-way for the purpose of ingress and egress and regress between land now owned by the grantee and lying both to the east and to the west of the parcel of real estate being conveyed herein and set forth and described above.

The northerly of said two reserved easements is more particularly described as follows:

REAL ESTATE TRANSFER
1. VALUATION
FEB 26 11 23 AM '10
AUDITOR, LAKE COUNTY

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A strip of land 100 feet wide in the Southwest quarter of Section 1, Township 36 North, Range 8 West of the Second Principal Meridian in the City of Gary, Calumet Township, Lake County, Indiana, more particularly described as beginning at a point in the North line of the 100-foot wide strip of land owned by Northern Indiana Public Service Company that is found by commencing at the Southwest corner of said Section 1 and going thence North along the West line of said Section 1 a distance of 992.44 feet, more or less, to the North line of said 110-foot Northern Indiana Public Service Company strip; thence Southeasterly along the North line of said 110-foot Northern Indiana Public Service Company strip 682.62 feet; thence North in a straight line (whose Northern most point is 1648.71 feet North of the Northern Indiana Public Service Company 110-foot right-of-way and 662.59 feet Southeasterly of the West line of said Section 1, measured along the South line of a 100-foot vacant strip of land owned by the New York Central Railroad) for a distance of 135 feet to the point of beginning; thence East at right angles to said 135-foot line for a distance of 700 feet; thence North at right angles 100 feet; thence West at right angles 700 feet; thence South along said 1648.71-foot line 100 feet to the point of beginning.

The southerly of said two reserved easements is more particularly described as follows:

A strip of land 100 feet wide in the Southwest Quarter of Section 1, Township 36 North, Range 8 West of the Second Principal Meridian in the City of Gary, Calumet Township, Lake County, Indiana, more particularly described as beginning at a point in the North line of the 110-foot wide strip of land owned by the Northern Indiana Public Service Company that is found by commencing at the Southwest corner of said Section 1 and going thence North along the West line of said Section 1 a distance of 992.44 feet, more or less, to the North line of said 110-foot Northern Indiana Public Service Company strip; thence Southeasterly along the North line of said 110-foot Northern Indiana Public Service Company strip 682.62 feet; thence North in a straight line 1648.71 feet, more or less, to a point in the South line of the 100-foot wide New York Central Railroad right-of-way that is 662.59 feet Southeasterly of the West line of said Section 1, measured along said South line of the 100-foot wide strip to the point of beginning; thence Southeasterly along said South line of the 100-foot wide strip a distance of 705.21 feet; thence Southerly on a line that is parallel to and 700 feet Easterly of the aforesaid 1648.71-foot line for a distance of 100.75 feet; thence Northwesterly on a line that is parallel to and 100-foot Southerly of aforesaid 705.21-foot line for a distance of 705.21 feet to the aforesaid 1648.71-foot line; thence North on said 1648.71-foot line 100.75 feet to the point of beginning.

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This conveyance is made subject to the following: **STOP**
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1. The 1970 taxes payable in 1971, and all taxes payable thereafter
2. Restrictions in Warranty Deed dated June 29, 1909 and recorded in the Recorder's Office of Lake County, Indiana in Deed Record 154, page 313 and executed by Gary Land Company to Waldo H. Marshall and among other things prohibiting the sale or manufacture of intoxicating liquors on said real estate.
3. Restrictions in Warranty Deed dated September 20, 1945 and recorded in the Recorder's Office of Lake County, Indiana in Deed Record 733, page 110 and executed by Gary Land Company to Perry H. Stevens, as Trustee and Gary National Bank, as Successor Trustee and among other things prohibiting the sale or manufacture of intoxicating liquors on said real estate.
4. Railroad rights-of-way, switch and spur tracks, if any.
5. Roads and highways, streets and alleys.
6. Limitation by fences and/or other established boundary lines.
7. Easements, if any, for established ditches and/or drains.
8. Rights of any public utility or utilities to maintain existing electric lines, poles, towers, sewers, water pipes and telephone wires, upon, over and across said real estate.
9. Rights of Illinois Bell Telephone Company ;under agreement with the Gary Land Company dated June 13, 1928 for the installation and operation of a telephone trunk cable line over said real estate as evidenced by Warranty Deed dated September 20, 1945 and recorded in the Recorder's Office of Lake County, Indiana in Deed Record 733, page 110 and executed by Gary Land Company in favor of Perry H. Stevens, as Trustee and Gary National Bank, as Successor Trustee.
10. Possible lack of ingress to and egress from premises in question.

IN WITNESS WHEREOF, the said GULF & WESTERN INDUSTRIAL PRODUCTS COMPANY, has hereunto set its hand and seal this 9th day of September, 1970.

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GULF & WESTERN INDUSTRIAL PRODUCTS COMPANY

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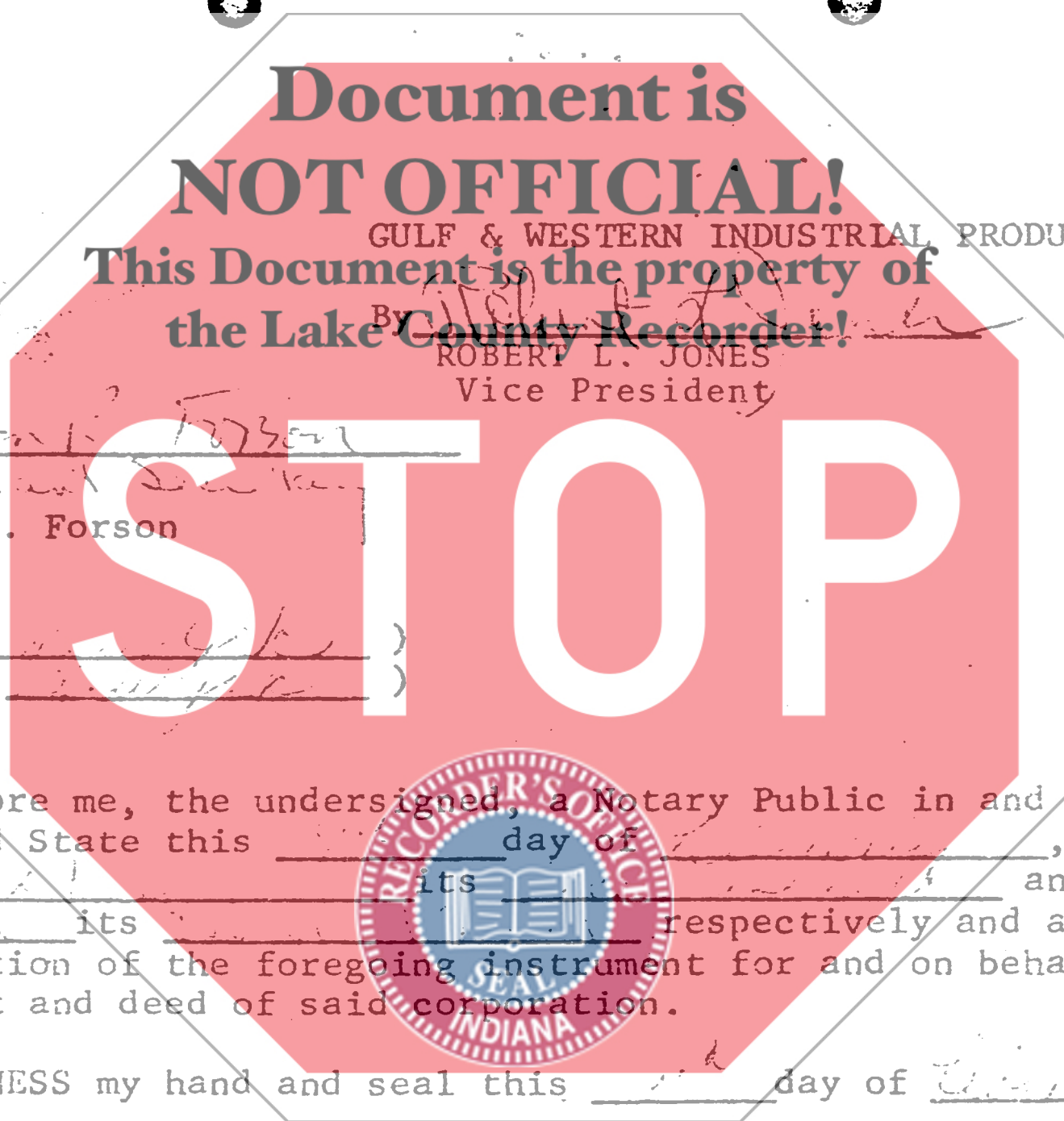
BY ROBERT L. JONES Vice President

SEAL

ATTEST:

Norman R. Forson

STATE OF COUNTY OF



Before me, the undersigned, a Notary Public in and for said County and State this day of 1970 came its and its respectively and acknowledged the execution of the foregoing instrument for and on behalf of and as the act and deed of said corporation.

WITNESS my hand and seal this day of 1970.

Notary Public

My Commission Expires:

March 30, 1972

HELENE SPITZER Notary Public, State of New York No. 30-8511660 Qualified in Nassau County Cert. filed in New York County Commission Expires March 30, 1972

This instrument was prepared by: Attorney Henry R. Sackett 569 Broadway Gary, Indiana 46402

Indiana Gross Income Tax on Sale of Real Estate. Paid by Grantor. Date Paid. Amount Paid \$. Treasurer's Receipt #. Lake County