

65056

C-299970

James T. Sullivan
Mackinac Island Road
Valparaiso, Ind

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PIONEER NAT'L TITLE INS. CO.

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, CHARLES TAUBMAN, of St. Nicholas Road, in the Town of Darien, County of Fairfield and State of Connecticut,

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

for the consideration of Fifty Thousand Dollars (\$50,000.00)

received to my full satisfaction of RAYMOND F. KRAVIS and HENRY ZARROW, at 320 South Boston, Tulsa, Oklahoma

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

JUL 15 10 47 AM '70

ANDREW J. HICKMAN
RECORDER

Do give, grant, bargain, sell and confirm, unto the said RAYMOND F. KRAVIS and HENRY ZARROW, the following described real estate in Lake County, Indiana:

Parcel I:

All that part of the East 1/2 of the East 1/2 of Section 9, Township 32 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, lying East of the Easterly right-of-way line of the Chicago Indiana and Southern Railway Company and North of the South 2/3 of the East 1/2 of the Southeast 1/4 of said section;

Parcel II:

All that part of the West 1/2 of the West 1/2 of Section 10, Township 32 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, lying North of the following described real estate: Part of the West 1/2 of the Southwest 1/4 of Section 10, described as beginning at a point in the West line of said Section 625.0 feet North of the Southwest corner of said Section; thence North 915 feet; thence East 1311.0 feet; thence South 915 feet; thence West 1310.7 feet to the point of beginning, except the North 190 feet of the East 625 feet thereof;

provided, however, that there shall be excepted from each of the foregoing parcels the following two portions thereof:

Portion number 1:

Beginning at a point 190' south of the center of the intersection of Austin Street and 205th Avenue, thence South 3557.84' along the center of Austin Street, thence West 30', thence North 3557.84', thence East 30' to the point of beginning; and

Portion number 2:

Beginning at a point at the center of 205th Avenue 661' West of the center of the intersection of 205th Avenue and Austin Street, thence West 1437.33' along the center of 205th Avenue, thence South by

650056

East 30' along the Easterly right-of-way of the Chicago Indiana and Southern Railway Company, thence East 1437.33', thence North 30' to the point of beginning.

(Continued on attached rider)

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof, unto them the said Grantee s , heirs and assigns forever, to them and their own proper use and behoof.

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And also, I, the said Grantor , do , for myself my heirs, executors and administrators, covenant with the said Grantee s ,

their heirs and assigns, that, at and until the ensealing of these presents, I am well seized of the premises as a good indefeasible estate in fee simple, and have good right to bargain and sell the same, in the manner and form as is above written, and that the same is free from all encumbrances whatsoever, except as aforesaid.

And furthermore, I, the said Grantor , do , by these presents, bind myself and my heirs forever to Warrant and Defend the above granted and bargained premises to them the said Grantee s , their heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

And Furthermore, I, the said Grantor , covenant and agree that I will keep said premises in good repair and will maintain fire insurance policies with extended coverage in amounts and with companies satisfactory to said Grantee s . their heirs and assigns, insuring the building(s) located on said premises for the benefit of said Grantee s . their heirs and assigns, and will pay when due all taxes and assessments levied upon or with respect to said premises.

The Condition of this Deed is such that, whereas the said Grantor is justly indebted to the said Grantee s in the sum of Fifty Thousand (\$50,000.00) ----- Dollars, as evidenced by his promissory note for said sum, of even date herewith, with interest, default clauses and prepayment provisions as fully set forth in said note and with final maturity on September 15, 1970.

65056



Mortgage Deed from Charles Taubman to Raymond F. Kravis and Henry Zarrow-continued:

Said premises are conveyed subject to unpaid taxes and assessments, restrictions and easements of record, and all legal highways.

Said premises are conveyed subject to a first mortgage from Charles Taubman and Renee K. Taubman, husband and wife, to The Federal Land Bank of Louisville, in the principal amount of \$65,000.00 dated November 4, 1969 and recorded in the Land Records of Lake County, Indiana as Document number 39700.

Now therefore, if said note shall be well and truly paid according to tenor, then this Deed shall be void; otherwise, to remain in full force and effect.

In Witness Whereof, I, CHARLES TAUBMAN, have hereunto set my hand and seal this 29th day of June, 1970.

Signed, Sealed and Delivered in the Presence of:

Jill Kelsey
Jill Kelsey

Eleanor B. Fladager
Eleanor B. Fladager

Charles Taubman (L.S.)
Charles Taubman

65055

State of Connecticut,
County of Fairfield

June 29, 19 70

Personally appeared **CHARLES TAUBMAN,**
NOT OFFICIAL!
signer and sealer of the foregoing instrument, who acknowledged the same to be his
free act and deed.

before me.



Howard A. Knight
Howard A. Knight Notary Public
Commissioner of the Superior Court

CHARLES TAUBMAN

TO

RAYMOND F. KRAVIS and
HENRY ZARROW

Mortgage Deed

Received for record
at _____ M., and recorded
in the Land Records of _____
in Book _____ at Page _____

Town Clerk

CUMMINGS & LOCKWOOD
ATTORNEYS-AT-LAW
NUMBER ONE ATLANTIC STREET
STAMFORD, CONNECTICUT

PM 5:00