

000573

PARTY WALL AGREEMENT

THIS AGREEMENT, made this 23RD day of MARCH, 1990, between J. W. HAWK ENTERPRISES, INC., an Indiana corporation, Party of the First Part; and SHIRLEY G. DAVIS, Party of the Second Part;

WITNESSETH:

WHEREAS, Party of the First Part is the owner of the following described real estate, to-wit:

PARCEL 1:

Block One

Part of Lots 2 and 3/Park Manor Addition to the Town of Schererville, as recorded in Plat Book 23, page 43 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Lot 3; thence Southwesterly along the North line of said Lot 3, a distance of 36.83 feet to a point that lies on a line that is 36.5 feet West of and parallel to the East line of said Lot 3, said point being the point of beginning; thence South, along said parallel line, a distance of 162.73 feet to the South line of said Lot 3; thence Southwesterly along the South line of said Lots 2 and 3 a distance of 38.51 feet to a point on the West line of the East Half of said Lot 2; thence North, along the last described line, a distance of 161.44 feet to the North line of said Lot 2; thence Northeastly, along the North line of said Lots 2 and 3, a distance of 38.17 feet to the point of beginning, all in the Town of Schererville, Lake County, Indiana.

Commonly known as: 211 Joliet Street, Schererville, Indiana 46375; and

WHEREAS, Party of the Second Part is the owner of the following described real estate, to-wit:

PARCEL 2:

Block One

That part of Lot 3, Park Manor Addition to the Town of Schererville as recorded in Plat Book 23, page 43 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Northeast corner of said Lot 3; thence South along the East line of said Lot 3, a distance of 163.95 feet to the Southeast corner of said Lot 3; thence Southwesterly along the South line of said Lot 3, a distance of 36.69 feet to a point that lies on a line that is 36.5 feet West of and parallel to the East line of said Lot 3; thence North, along said parallel line, a distance of 162.73 feet to the North line of said Lot 3; thence Northeasterly, along the North line of said Lot 3, a distance of 36.83 feet to the point of beginning, all in the Town of Schererville, Lake County, Indiana.

Commonly known as: 213 Joliet Street, Schererville, Indiana 46375; and

WHEREAS, there is a duplex residence improvement located on Parcel 1 and Parcel 2 described hereinabove; and

WHEREAS, the parties desire that the common wall of said duplex residence be and remain a party wall, said wall being described as follows:

Said wall being of double construction 5/8 firecode wall as shown by the "Survey" dated March 5, 1990, by Torrenge Engineering, attached hereto, incorporated herein by reference and marked Exhibit "A".

Key # 13-62-3

FILED

MAR 30 1990

Davis, Shirley G.



STATE OF INDIANA RECORDER

002013

NOW THEREFORE, for good and valuable consideration the receipt whereof is hereby acknowledged by Party of the First Part and Party of the Second Part, it is hereby agreed and covenanted by the parties hereto, their heirs, executors, administrators, successors and assigns that said wall shall constitute a party wall and the parties shall have the right to use the same jointly so that either party hereto shall be at liberty to use said wall by inserting timbers or other materials up to but not beyond the vertical line drawn through the center and along the entire length of said wall or otherwise to use the said wall in any manner that may not interfere with the equal use of the other half of the wall by the other owner.

It is further covenanted and agreed by the parties hereto, for themselves and their respective heirs, executors, administrators, successors and assigns that in case of damage or destruction of the party wall or of any extension thereof, including the foundation, either party, his/its heirs, executors, administrators, successors and assigns, shall have the right to repair or rebuild the party wall or the extension, and the other party whenever he desires to use the same, shall have the right so to do on the payment of one-half (1/2) of the expense of such repairing or rebuilding.

It is further agreed and understood by the parties hereto by themselves and their respective heirs, executors, administrators, successors and assigns that this instrument shall be perpetual and the covenants herein contained shall run with both parcels of real estate designated as Parcel 1 and Parcel 2, above described in this instrument, but it shall not have the effect to convey to either party the fee to any party of the land owned or to be acquired by the other party, the creation of the right to a perpetual party wall being the sole purpose hereof.

IN WITNESS WHEREOF, the parties hereto have, by proper authority vested in them, executed this instrument as their free and voluntary act and deed on the day and year first above written.



Party of the First Part

J. W. HAWK ENTERPRISES, INC.  
an Indiana corporation

By: J. W. Hawk  
J. W. HAWK, President

ATTEST:  
M. L. Hawk  
MOIRA L. HAWK, Secretary

Party of the Second Part

Shirley G. Davis  
SHIRLEY G. DAVIS

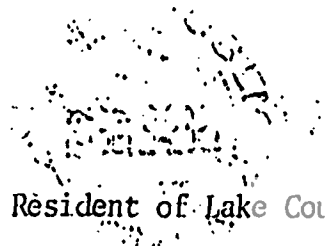
THIS INSTRUMENT PREPARED BY: BARTEL ZANDSTRA, Attorney at Law  
3235 - 45th Avenue  
Highland, Indiana 46322

STATE OF INDIANA

SS:

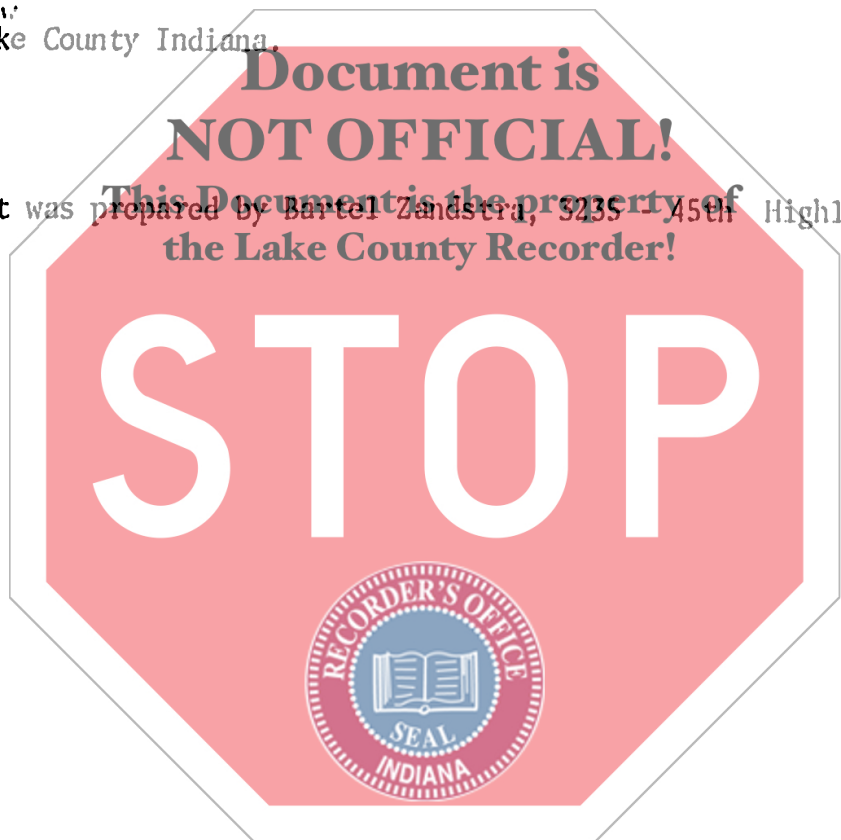
COUNTY OF LAKE

Before me, the undersigned a Notary Public in and for said County and State, this 23rd day of March, 1990 personally appeared J. W. Hawk, President and Moira L. Hawk, Secretary of J.W. Hawk Enterprises, Inc. and also Shirley G. Davis and acknowledged the execution of the foregoing instrument. In witness whereof I have hereunto subscribed my name and my official seal. My commission expires October 17, 1990.



*Linda S. Wood*  
Linda S. Wood NOTARY PUBLIC

Resident of Lake County Indiana.



This instrument was prepared by Bartel Zandstra, 5235 45th Highland, IN, Attorney at Law

152111  
Exhibit A

907 RIDGE ROAD  
MUNSTER, INDIANA 46321

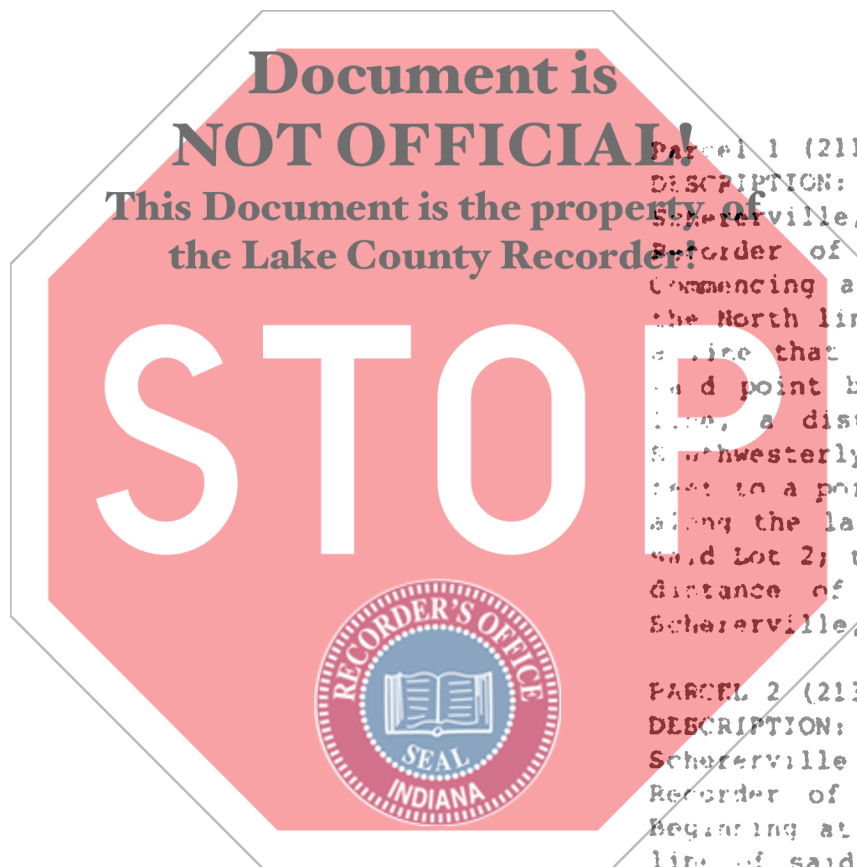
211-213 Joliet Street  
Scherverville, IN

TORRENGA E

CIVIL ENGINEERING

MORTGAGE INSP

THIS REPORT IS BASED ON LIMITED ACCURACY  
SHOULD BE USED FOR CONSTRUCTION OR

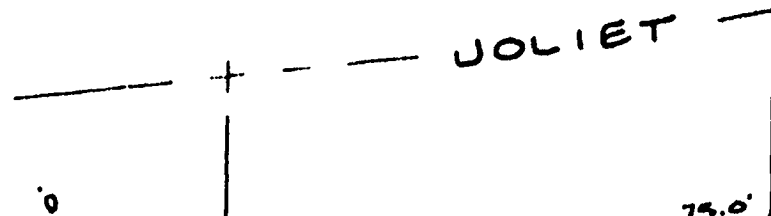


Parcel 1 (211 Joliet St.)

DESCRIPTION: Part of Lots 2 and 3, Scherverville, as recorded in Plat Book Recorder of Lake County, Indiana, commencing at the Northeast corner of the North line of said Lot 3, a distance of 36.5 feet West of and parallel to said line, the point of beginning of said line, a distance of 162.73 feet to the Southwest corner of said Lot 3; thence Southwesterly along the South line of said Lot 3, a distance of 162.73 feet to a point on the West line of the lot; thence along the last described line, a distance of 38.17 feet to the point of beginning of said line, Scherverville, Lake County, Indiana.

PARCEL 2 (213 Joliet Street)

DESCRIPTION: That part of Lot 3, Scherverville as recorded in Plat Book Recorder of Lake County, Indiana, commencing at the Northeast corner of said Lot 3, a distance of 163.0 feet to the Southwest corner of said Lot 3; thence Southwesterly along the South line of said Lot 3, a distance of 16.69 feet to a point that lies on a line parallel to the East line of said Lot 3, a distance of 162.73 feet to the point of beginning of said line, Scherverville, Lake County, Indiana, all in the Town of Scherverville, Lake County, Indiana.



# ENGINEERING & LAND SURVEYING

TELEPHONE 836-8918

## SECTION SURVEY

NO DATA AND THEREFORE NO DATA HEREIN  
ESTABLISHING BOUNDARY OR FENCE LINES.

DEK1,  
Park Manor Addition to the Town of  
23, page 43 in the Office of the  
particularly described as follows:  
said Lot 3 thence Southwesterly along  
of 36.83 feet to a point that lies on  
parallel to the East line of said Lot 3,  
g; thence South, along said parallel  
on South line of said Lot 3; thence  
said Lots 2 and 3 a distance of 38.31  
East Half of said Lot 2; thence North,  
ce of 161.44 feet to the North line of  
the North line of said Lots 2 and 3, a  
of beginning, all in the Town of

DEK1,  
Park Manor Addition to the Town of  
23, page 43 in the Office of the  
particularly described as follows:  
said Lot 3; thence South, along the East  
5 feet to the Southeast corner of said  
outh line of said Lot 3, a distance of  
line that is 36.5 feet West of and  
3; thence North, along said parallel  
he North line of said Lot 3; thence  
said Lot 3, a distance of 36.83 feet to  
of Schererville, Lake County, Indiana.

Document is  
**NOT OFFICIAL!**

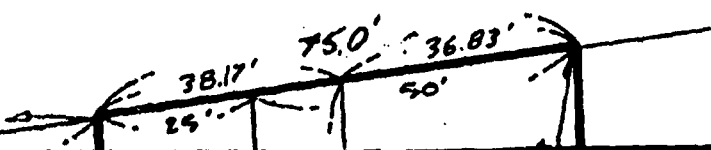
This Document is the property of  
the Lake County Recorder!

**STOP**



STREET

30'





EXPLANATION: No dimensions should be assumed by scale measurements upon

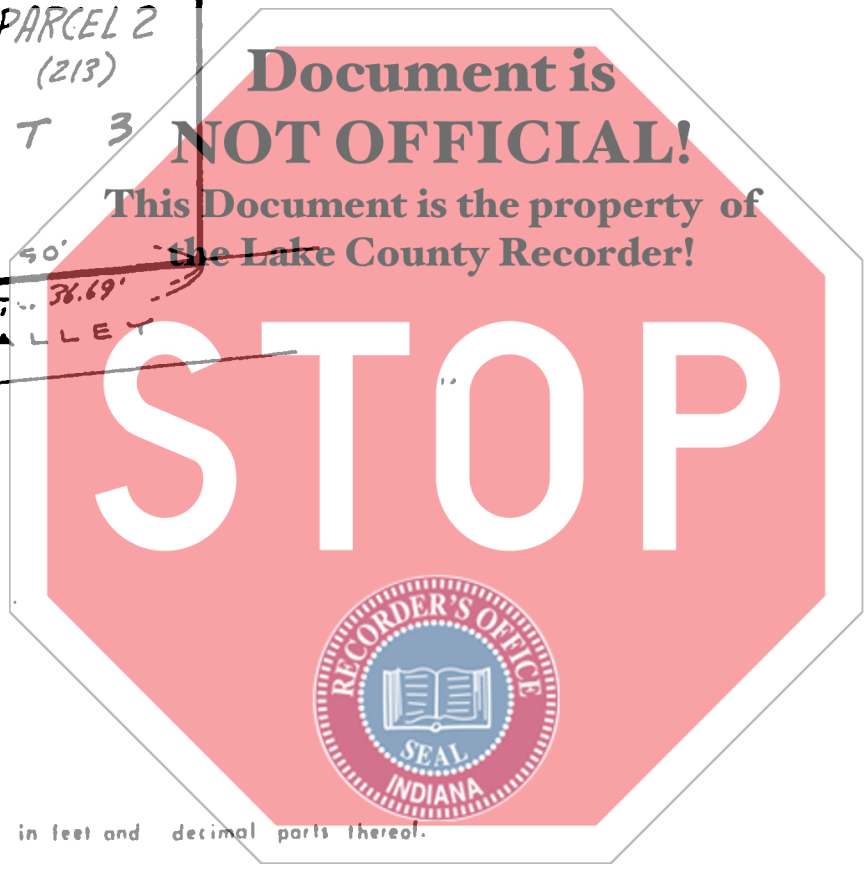
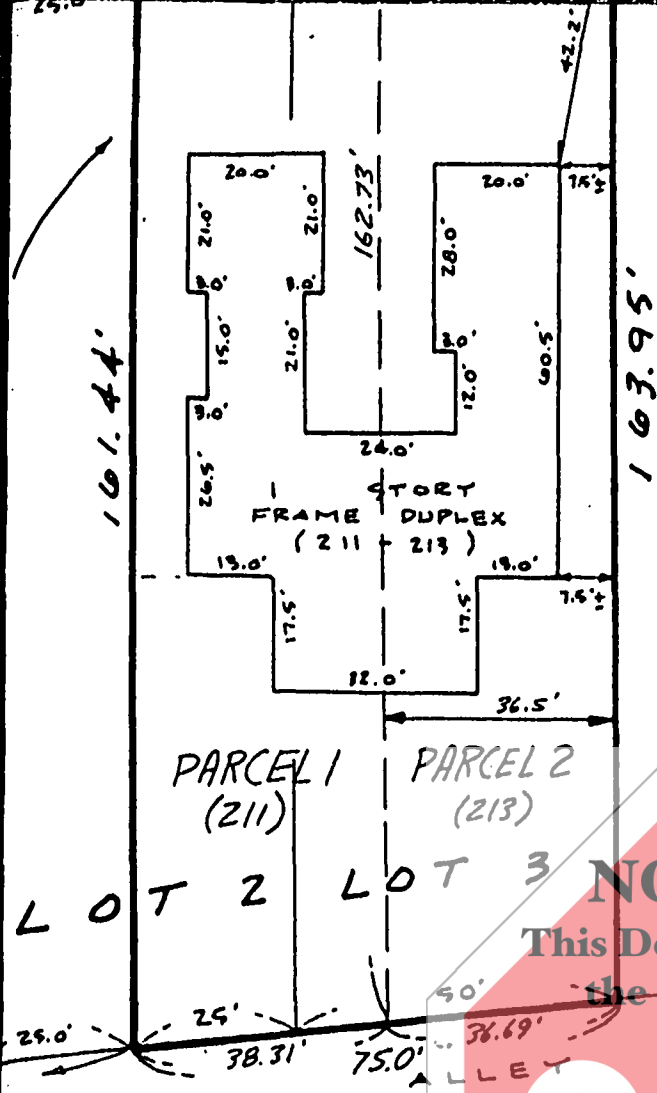
STATE OF INDIANA }  
COUNTY OF LAKE } SS.

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

*Gary P. Torrenge*

GARY P. TORRENGA - Registered Professional Engineer  
Number 18376 and Land Surveyor Number S0514





The plat. All dimensions are given in feet and decimal parts thereof.



SCALE  $\frac{1}{30}$  In. = 30 Ft.  
 MARCH 5, 1990 REV. 3-27-90

PREPARED FOR: J.W. HAWK

