

Dept of Planning & Dev
7/64 & County of
Ham 46320

92040377

RESOLUTION NO. 7461 R.

92 35

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

SPONSORS: James Balanoff & George Jancosek
APPLICANT: Chapman Service Laundry Corp. &/OR Greenleaf Realty Corp.
1475 Summer Street, Hammond, Indiana 46320
Ten (10) Year Tax Abatement Request for Real Property

WHEREAS, Indiana Code 6-1.1-12.1, amended, (the "Act") allows a partial abatement of property taxes attributable to "Redevelopment" or "Rehabilitation" activities in "Economic Revitalization Areas" as those terms are defined in the Act, and
WHEREAS, the Act provides that such Economic Revitalization Areas are areas within the City which have:

"...become undesirable or, or impossible of normal development, and occupancy because of lack of development, cessation of growth, deterioration of obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development or property", and

WHEREAS, the Act empowers the Common Council of the City of Hammond to designate Economic Revitalization Areas within the City of Hammond by following a procedure involving adoption of a Preliminary Resolution, Provision of a Public Notice, conducting a public hearing and confirmation of the Preliminary Resolution, and

WHEREAS, Chapman Service Laundry Corp. &/Or Greenleaf Realty Corp. are the owners of the real estate located in the City of Hammond, Lake County, Indiana, on Exhibit A, attached hereto and made a part hereof, which is hereinafter referred to as the Real Estate;

WHEREAS, Chapman Service Laundry Corp. &/OR Greenleaf Realty Corp. are desirous of having the Real Estate designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the following activities (hereinafter referred to as the "Project") on the Real Estate:

Demolition of an obsolescent structure and construction of a new building, approximately 12,845 square feet.

FILED

JUN 17 1992

Anna N. Austin
AUDITOR LAKE COUNTY

ROBERT L. SELAN
RECORDER

JUN 24 9 34 AM '92

STATE OF INDIANA, S.S.
LAKE COUNTY
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WHEREAS, the Common Council has considered the following objectives in making a decision about Economic Revitalization designation, in addition to the extent, employment will be increased:

Effective utilization of vacant urban land; stabilization and conservation of neighborhood; rehabilitation and replacement of obsolete and deteriorated structures; improvements in the physical appearance of the City of Hammond; efficient utilization of energy; and avoidance of environmental harm; and

WHEREAS, it appears the Project will increase the property tax base through new construction as that term is defined in the Act; the creation of up to ten (10) jobs in the City of Hammond, and that the Project will meet the City's development objectives, and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Hammond as follows:

1. The Common Council conducted a public hearing on February 24, 1992 at the Council Chambers, Hammond City Hall, 5925 Calumet Avenue, Hammond, Indiana, for receiving of remonstrances and objections from persons interested in or affected by the Project.

2. The Real Estate is designated as an Economic Revitalization Area as that term is defined in the Act, confirming the Preliminary Resolution. Designation as an Economic Revitalization Area will remain in effect for two (2) years and expire thereafter.

3. Chapman Service Laundry Corp. & OPI Greenleaf Realty Corp. are approved for ten (10) years of tax abatement for real property as described in the Project description and as contained in the "Statement of Benefits" form.



Exhibit A

LEGAL DESCRIPTION

PT. NE NE & PT. SE NE S.6 T.36 R.9 PAR. 1 1.376 AC. PAR. 2 1.125 AC. PT.
NE NE BET SUMMER ST. & N.Y.C.R.R. 208.52 X 316.93 X 25.44 X 470.54 X
200 FT. S.6 T.36 R.9 1.63 AC.; STANDARD ADD L.95, L.96, L.97, L.98,
COMMONLY KNOWN AS 1475 SUMMER STREET.

Key 36-144-40-41 & 42

37-14-41 & 22



RESOLUTION NO. 7461 R.

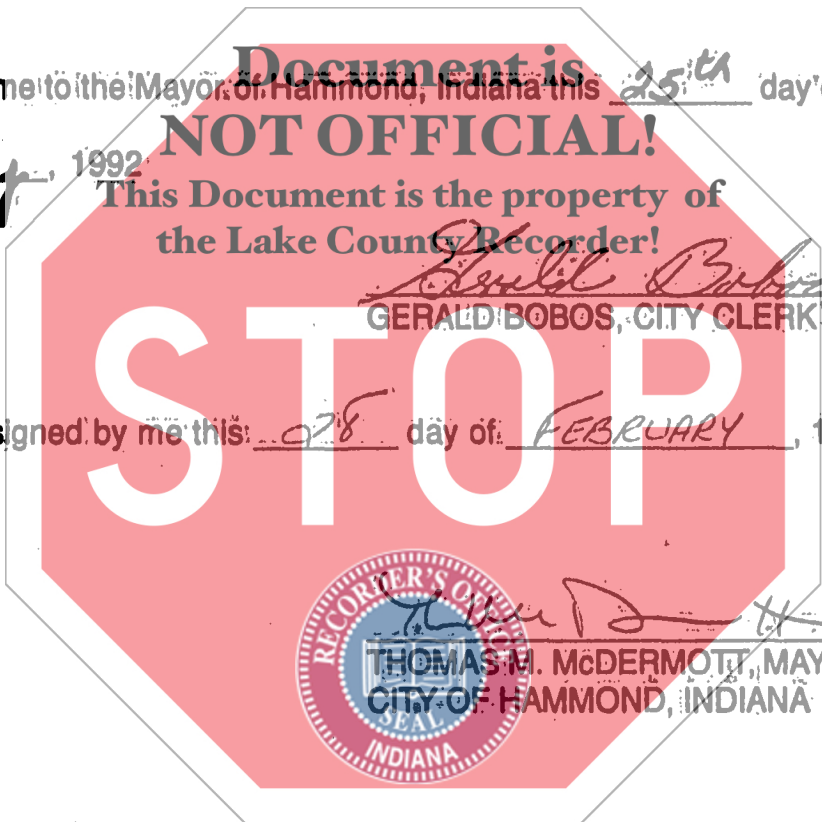
ADOPTED this 24th day of February, 1992

Robert J. Golec
ROBERT J. GOLEC, PRESIDENT
COMMON COUNCIL

ATTEST:

Gerald Bobos
GERALD BOBOS, CITY CLERK

Presented by me to the Mayor of Hammond, Indiana this 25th day of
February, 1992



Gerald Bobos
GERALD BOBOS, CITY CLERK

Adopted and signed by me this: 28 day of: FEBRUARY, 1992

Thomas M. McDermott
THOMAS M. McDERMOTT, MAYOR
CITY OF HAMMOND, INDIANA

ATTEST:

Gerald Bobos
GERALD BOBOS, CITY CLERK

Adopted by the Common Council of the City of Hammond, Indiana on the 24th
day of February, 1992 and approved by the Mayor on the 28
day of February, 1992

Gerald Bobos
GERALD BOBOS, CITY CLERK

66736

BOOK 1110 PAGE 430
WARRANTY DEED

THIS INDENTURE WITNESSETH, That CHAPMAN LAND AND BUILDING CORPORATION, an Indiana corporation, of Lake County, in the State of Indiana,

Convey and Warrant to

GREENLEAF REALTY CORP., an Indiana corporation, of Lake County, in the State of Indiana, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

Parcel 1:

A part of the Northeast quarter of the Northeast quarter and a part of the Southeast quarter of the Northeast quarter of Section 6, Township 36 North, Range 9 West of the 2nd P. M., more particularly described as follows: Beginning at the intersection of the Northeastly line of Summer Street and the South line of the Northeast quarter of the Northeast quarter of said Section 6; thence North 55 degrees 15 minutes West on said Northeastly line of Summer Street 20 feet; thence North 34 degrees 25 minutes East at right angles with said Summer Street 208.33 feet; thence North 1 degree 13 minutes East with East line of said Section 6, a distance of 317.68 feet to the Southerly line of lands of the Chicago Indiana & Southern Railway Company, now the New York Central Railroad Company; thence South 62 degrees 34 minutes East on said line a distance of 139.33 feet; thence South 1 degree 13 minutes West parallel with East line of said Section 6 a distance of 247.74 feet; thence South 34 degrees 25 minutes West 288.3 feet to Northeastly line of Summer Street; thence North 55 degrees 35 minutes West on said line 80.02 feet to the place of beginning, also,

Parcel 2:

A part of the East half of the Northeast quarter of Section 6, Township 36 North, Range 9 West of the 2nd P. M., more particularly described as follows: Beginning at a point on the South line of the Northeast quarter of the Northeast quarter of said Section 6, which is 97.34 feet East of the point of intersection of the Northeastly line of Summer Street and the South line of the Northeast quarter of the Northeast quarter of said Section 6, running thence North 34 degrees 25 minutes East a distance of 228.35 feet; thence North 1 degree 13 minutes East, a distance of 247.74 feet to the Southerly line of lands of the Chicago, Indiana & Southern Railway Company (now the New York Central Railroad Company); thence South 62 degrees 34 minutes East along said line a distance of 210.47 feet; thence South 34 degrees 25 minutes West a distance of 417.95 feet to a point on the Northeastly line of Lot 96 of the Standard Addition to Hammond; thence Northwestly along the North-

STATE OF INDIANA / SS. NO.
LAKE COUNTY
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BOOK 1110 PAGE 430
RAY BUTZ, RECORDER

36-144-40,41,42
37-14-4-22
DULY ENTERED
FOR TAXATION

MAR 31 1959

AUDITOR LAKE COUNTY



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NOT OFFICIAL

easterly line of said Lot 96 a distance of 13.53 feet to a point on the South line of the Northeast quarter of the Northeast quarter of said Section 6; thence West on said South line of the Northeast quarter of the Northeast quarter a distance of 72.57 feet to the place of beginning, also,

Parcel 3:

Lots Numbered Ninety-six (96), Ninety-seven (97) and the Southeasterly 39.69 feet of Lot No. Ninety-eight (98), as marked and laid down on the recorded plat of Standard Addition to the City of Hammond, in Lake County, Indiana, as the same appears of record in Plat Book 6, page 41 in the Recorder's Office of Lake County, Indiana, also,

Parcel 4:

Lot No. Ninety-five (95), except a strip of land off the Easterly side of said Lot 95 being 13.57 feet wide on Northerly line of Summer Street and 18.93 feet wide on the Southerly line of the alley North of Summer Street, as marked and laid down on the recorded plat of Standard Addition to the City of Hammond, in Lake County, Indiana, as the same appears of record in Plat Book 6, page 41 in the Recorder's Office of Lake County, Indiana, also,

Parcel 5:

That part of the Northeast quarter of Section 6, Township 36 North, Range 9 West of the 2nd P. M., described as commencing at a point on the Northeast corner by line of Summer Street, which is North 55 degrees 35 minutes West 20 feet from the intersection of the Northeasterly line of Summer Street and the South line of the Northeast quarter of the Northeast quarter of said Section; thence North 34 degrees and 7 minutes East 208.52 feet; thence North 1 degree 9 minutes and 30 seconds East 316.93 feet to a point in the Southwesterly lines of the lands of the New York Central Railroad which is 549.42 feet North 62 degrees and 34 minutes East from the intersection of said railroad property with the East line of said Section; thence North 62 degrees, 34 minutes West along the Southwesterly line of the lands of said Railroad Company 25.44 feet; thence South 34 degrees, 25 minutes West a distance of 470.34 feet, more or less, to a point which is 200 feet Northwest of the place of beginning, on the North line of Summer Street; thence Southeast along the North line of Summer Street to the place of beginning, in the City of Hammond, in Lake County, Indiana,.

all in the City of Hammond, Lake County, Indiana.

This conveyance is subject to:

1. Taxes for the year 1959 payable in 1960 and thereafter.
2. Roads, highways, streets and alleys.
3. Easements and Railroad rights of way.
4. Zoning ordinances.

1110 112

IN WITNESS WHEREOF, The said Grantor by H. M. CHAPMAN, its President, and A. W. CHAPMAN, its Secretary, has herunto set its hand and seal, this 25 day of March, 1959.

CHAPMAN LAND AND BUILDING CORPORATION

Attest: Andrew W. Chapman By: H. M. Chapman
A. W. Chapman, Secretary H. M. Chapman, President
Herman M. Chapman

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, this 25th day of March, 1959, personally appeared the within named H. M. CHAPMAN, President, and ANDREW W. CHAPMAN, Secretary, respectively, of CHAPMAN LAND AND BUILDING CORPORATION, an Indiana corporation, pursuant to authority given to them by the Board of Directors of said corporation, Grantor in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

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



Benj. Saks
Benj. Saks, Notary Public

My Commission Expires:

MAY 31, 1960

