

Richard Kobza ← Main St Hobart, In 46342  
**FILED**

STATE OF INDIANA )  
LAKE COUNTY ) SS:

FEB 29 1995

**AGREEMENT FOR GRANT OF EASEMENT**  
SAM ORLICH  
AUDITOR LAKE COUNTY

THIS AGREEMENT made this 5th day of December, 1995, by and between the City of Hobart, Indiana, a municipal corporation organized and existing under the laws of the State of Indiana ("Grantor") and Theodore S. Leonas, Jr. ("Grantee")

**RECITALS**

A. The Grantor is the owner of certain real property commonly known as 216 Main Street (Rear), Hobart, Lake County, Indiana 46342 and legally described as follows:

*K-18-12-13, 20, 22*

Lot 8 and the South 1.0 foot of Lot 7, original Town (now City) of Hobart, Lake County, Indiana, as shown in Deed Record "D", page 423, in the office of the Recorder of Lake County, Indiana, excepting therefrom the following described parcel: Beginning at a point on the East line of Lot 8, said point being 7 feet North of the Southeast corner of Lot 8; thence West, a distance of 133.13 feet parallel to the South line of Lot 8; thence North a distance of 60.00 feet to a point 1 foot North of the North line of said Lot 8; thence East a distance of 133.13 feet along a line parallel with and 1 foot north of the said North line, to the East line of Lot 7; thence South along the East line of Lots 7 and 8, a distance of 60.00 feet to the point of beginning,

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hereinafter referred to as the "servient tenement."

B. The Grantee is the owner of certain real property commonly known as 214 Main Street, Hobart, Lake County, Indiana 46342 and legally described as follows:

The North 33 feet of the South 34 feet of Lot 7 in the Town (now City) of Hobart, as per plat thereof, recorded in Deed Record "D," page 423, in the office of Recorder of Lake County,

hereinafter referred to as the "dominant tenement."

C. The Grantor wishes to grant, and the Grantee wishes to accept certain rights in the Servient Tenement in the form of an easement as hereinafter set forth.

**TERMS AND CONDITIONS**

1. Grant of Easement. In consideration of the payment of Ten Dollars (\$10.00) and other valuable consideration, the Grantor hereby grants to the Grantee, in perpetuity, an easement located and legally described as follows:

STATE OF INDIANA  
LAKE COUNTY  
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MARGARET O'NEILL  
RECORDER

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A part of Lots 7 and 8 in the original Town (now City) of Hobart, Indiana more particularly described as follows: The Westerly 12 feet of the Easterly 145.13 feet of the South 1 foot of Lot 7 and the Northerly 59 feet of Lot 8.

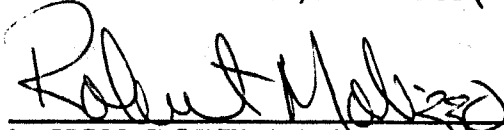
2. **Character and Description of Easement.** The easement granted herein is appurtenant to the dominant tenement and shall be used only for the purpose of providing pedestrian and vehicular ingress and egress between the vehicle entrance on the Grantor's property and the Grantee's parking area.

3. **Exclusivity.** The easement, rights and privileges granted herein are exclusive, and Grantor covenants that it will not convey any other easement or conflicting rights within the area covered by this grant.

4. **Binding Effect.** This Agreement shall bind and inure to the benefit of the respective parties, and their personal representatives, successors and assigns. This easement constitutes a conveyance of valuable rights relating to real property and shall run with the land.

IN WITNESS WHEREOF, the parties have approved this agreement and have affixed their signatures on the date first above written.

CITY OF HOBART, INDIANA ("GRANTOR")



by HON. ROBERT MALIZZO, Mayor



THEODORE S. LEONAS, JR. ("GRANTEE")

BEFORE ME, the undersigned, a Notary Public in and for said County and State, this 5<sup>th</sup> day of DECEMBER, 1995, personally appeared ROBERT MALIZZO, Mayor of the City of Hobart Indiana and THEODORE S. LEONAS, JR., for and on behalf of said Grantor, and Grantee, respectively, who acknowledged execution of the foregoing Agreement and who, having been duly sworn, stated that the representations contained therein are true.

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

My commission expires \_\_\_\_\_, 19\_\_\_\_.  
County of Residence: LAKE.

Carolyn A. Pfeifer .  
Notary Public, State of Indiana  
Lake County  
My Commission Expires 10/28/98



Notary Public

Name Printed: CAROLYN A. PFEIFER

(seal)

This instrument prepared by Anthony DeBonis, Jr., Attorney at Law, SMITH & DeBONIS, 4320 Fir Street, Suite 411, East Chicago, Indiana 46312.