

99070183

99 AUG 23 AM 10:14

MORRIS W. CARTER
RECORDER

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH that the TOWN OF MUNSTER, INDIANA, a municipal corporation, by its duly authorized Town Council, hereinafter called the "GRANTOR", for and in consideration of the payment of Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, pursuant to Resolution No. 1440 adopted August 28, 1995, does hereby Convey and Quit-claim, without warranty, express or implied, to COMMUNITY FOUNDATION, INC., an Indiana not-for-profit corporation, qualified under IRS Section 501 (c) (3), as amended, and its successors and assigns forever, hereinafter called the "GRANTEE", all the right, title and interest of the GRANTOR in and to the following described property:

The Part of Fractional Section 36, Township 36 North, Range 10 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, bounded and described as follows:

Key # 28-22-1

Commencing at the intersection of the centerline of Columbia Avenue with the North line of the South 80.00 acres a fractional Section 36, Township 36 North, Range 10, West of the Second Principal Meridian, said intersection being 845.36 feet east of the center line of the Chicago, Indianapolis and Louisville Railroad, measured on said North line, thence North 17°33'30" East along said centerline of Columbia Avenue, forming an angle of 107°33'30" with said North line of South 80.00 acres, measured from West to Northeast 628.61 feet to a point in the Center line of Columbia Avenue, being the point of beginning of the hereinafter described parcel of land; thence North 84°23'27" West, a distance of 664.78 feet to a point 664.30 feet North of the North line of said South 80.00 acres and 371.80 feet east of the centerline of said Chicago, Indianapolis and Louisville Railroad; thence North 5°33'40" East of distance of 732.95 feet to a point 1393.80 feet North of the North line of the aforementioned South 80.00 acres and 442.00 feet East of the centerline of the Chicago, Indianapolis and Louisville Railroad (said Railroad centerline being a straight line forming an angle of 89°54'00" with said North line of the South 80.00 acres aforesaid at their point of intersection as measured clockwise from North to East); thence South 84°23'23" East of distance of 208.00 feet to a point; thence South 5°33'40" West on a line parallel with the last described 732.95-foot line a distance of 434.22 feet to a point on a line 298.73 feet North of the parallel with the aforesaid 664.78-foot line; thence South 84°23'27" East on the last described line, a distance of 520.25 feet to a point on the centerline of said Columbia Avenue; thence South 17°13'30" West on the last described Center line a distance of 305.35 feet to the point of beginning, in Lake County, Indiana.

Subject to real estate taxes, if any, and further subject to any and all existing reservations, easements, recorded, unrecorded and implied, for public highways, roads, railroads, pipelines, drainage, sewer mains and lines, and public utilities, if any, and further subject to the existing environmental consequences thereof.

1 AUG 20 1999
PETER BENJAMIN
LAKE COUNTY AUDITOR

001482

T.
10/13

99206095 TP

25 x 11

By acceptance and recording of this Quit-Claim Deed, the GRANTEE agrees to pay all costs of GRANTOR's defense, including but not limited to attorney fees, witness and expert fees, and expenses of litigation, which the GRANTOR may incur or be charged with as a result of any existing material or substance in, on or about the real estate described above which, by reason of its composition or characteristics, is alleged to be harmful, toxic or hazardous as defined under any Federal or Indiana State law. The GRANTOR may elect to be represented by the same counsel as the GRANTEE if both are named in any cause of action.

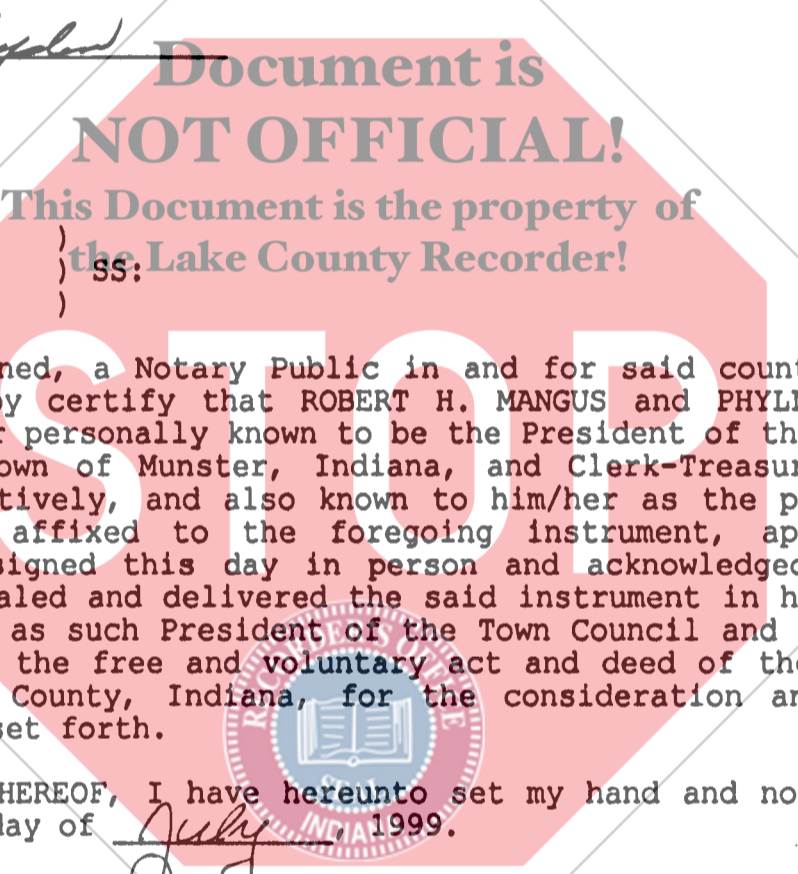
IN WITNESS WHEREOF, the TOWN OF MUNSTER, INDIANA, by its duly authorized council President, has caused this Quit-Claim Deed to be executed for and on behalf of said Town of Munster this 30th day of July, 1999.

TOWN OF MUNSTER, LAKE COUNTY, INDIANA

By: Robert H. Mangus
ROBERT H. MANGUS, President

ATTEST:

Phyllis A. Hayden
PHYLLIS A. HAYDEN,
Clerk-Treasurer



STATE OF INDIANA)
) ss:
COUNTY OF LAKE)

The undersigned, a Notary Public in and for said county and state, does hereby certify that ROBERT H. MANGUS and PHYLLIS A. HAYDEN, to him/her personally known to be the President of the Town Council of the Town of Munster, Indiana, and Clerk-Treasurer of said Town, respectively, and also known to him/her as the persons whose names are affixed to the foregoing instrument, appeared before the undersigned this day in person and acknowledged that he/she signed, sealed and delivered the said instrument in his/her official capacity as such President of the Town Council and Clerk-Treasurer, and as the free and voluntary act and deed of the Town of Munster, Lake County, Indiana, for the consideration and the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 30th day of July, 1999.

Charlene J. Mount
Notary Public

My commission expires:
5.28.00

County of Residence: Lake

This instrument was prepared by Eugene M. Feingold, Attorney at Law, 625 Ridge Road, Suite A, Munster, Indiana 46321.