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054501184 2005 051006

Mail Tax Bills to

523 Sibley  
HAMMOND IN 46320

FILED FOR RECORDING

TAXING UNIT NO.: 26  
Key No.: 34-104-7

# WARRANTY DEED

This indenture witnesseth that

SCHOOL CITY OF HAMMOND (INDIANA)

of Lake County in the State of Indiana

conveys and warrants to

FIRST BAPTIST CHURCH OF HAMMOND, INC.

of Lake County in the State of Indiana

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 2 1 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

for and in consideration of **Ten Dollars (\$10.00) and other good and valuable consideration** the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

See attached **Exhibit "A"** (2 pages)

Commonly described as 4925 Sohl Avenue, Hammond, Indiana

Subject to: 1) General Exceptions #1, 2, 3, 4 and 5; Special Exceptions #5, 6, 7, 8, 9, 10, 11 and 12 as shown on Titor Title Insurance Company Commitment #920033775 attached hereto as **Exhibit "B"** (3 pages).

Dated this 9<sup>th</sup> day of June, 2005.

SCHOOL CITY OF HAMMOND (INDIANA)  
By its Board of Trustees

BY:

James D. Hornak, President

Attest:

Albertine Dent, Secretary

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public, in and for said County and State, this 10<sup>th</sup> day of June, 2005 personally appeared: **James D. Hornak and Albertine M. Dent**, President and Secretary, respectively, of the Board of Trustees of the School City of Hammond and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My Commission expires:

3-22-08

Carol Ann Stofko, Notary Public

Resident of Lake County, Indiana

This instrument prepared by James K. Whitaker (#1040-45), James K. Whitaker & Associates, 5231 Hohman Avenue, Suite 600, Hammond, Indiana 46320 Telephone: 219/931.7080 Member of Lake County and Indiana State Bar Associations

01721

26<sup>th</sup>  
STB  
RW

CASE NO. 054501184

EXHIBIT A - LEGAL DESCRIPTION

Parcel 1: Part of Block "A" and Block "G" in Hoffman's 2nd Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 1, page 98, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the point of intersection of the North line of Section 36, Township 37 North, Range 10 West of the Second Principal Meridian with the Easterly line of Hohman Avenue as now located; thence South 22 degrees 36 minutes 00 seconds West along said Easterly line of Hohman Avenue, a distance of 86.14 feet to a point in the North bank of the Grand Calumet River; thence South 58 degrees 52 minutes 13 seconds East along the North bank of the Grand Calumet River, a distance of 397.92 feet; thence South 61 degrees 39 minutes 19 seconds East, along said North bank, a distance of 501.64 feet; thence South 64 degrees 19 minutes 57 seconds East along said North bank, a distance of 382.05 feet; thence South 63 degrees 42 minutes 47 seconds East along said North bank, a distance of 183.56 feet to the place of beginning; thence continuing South 63 degrees 42 minutes 47 seconds East along said North bank, a distance of 234.94 feet; thence South 56 degrees 56 minutes 11 seconds East along said North bank, a distance of 940.38 feet; thence North 00 degrees 02 minutes 00 seconds West and parallel with the East line of Section 36, Township 37 North, Range 10 West of the Second Principal Meridian, a distance of 677.15 feet; thence Southeasterly on a curve convex to the Northeast with a radius of 766.9 feet and bearing South 67 degrees 53 minutes 00 seconds East on the chord, a distance of 151.24 feet along the arc; thence North 00 degrees 02 minutes 00 seconds West, on the West line of Calumet Avenue, a distance of 80.30 feet; thence Northwesterly on a curve convex to the Northeast having a radius of 839.4 feet and bearing North 71 degrees 23 minutes 00 seconds West on the chord a distance of 200.68 feet along the arc; thence North 78 degrees 17 minutes 00 seconds West, a distance of 443.00 feet to the East line of Torrence Avenue (now vacated); thence North 00 degrees 01 minutes 30 seconds East, a distance of 49.38 feet along the East line of Torrence Avenue (now vacated); thence North 70 degrees 59 minutes 33 seconds West, 421.88 feet to the Southerly line of the Elgin,

EXHIBIT A - CONT'D

Joliet and Eastern Railway Company's 30-foot right of way; thence North 79 degrees 30 minutes 41 seconds West, a distance of 191.94 feet to the Easterly line of Sohl Avenue; thence Southeasterly on a curve convex to the Southwest on the Easterly line of Sohl Avenue, having a radius of 925.37 feet and bearing South 18 degrees 40 minutes 17 seconds East on the chord, a distance of 39.55 feet along the arc to a point of tangency; thence South 19 degrees 53 minutes 45 seconds East, along the Easterly line of Sohl Avenue, a distance of 12.74 feet to a point of curve; thence Southeasterly on a curve convex to the Northeast having a radius of 985.37 feet and bearing South 07 degrees 47 minutes 04 seconds East on the chord, a distance of 416.58 feet along the arc to the place of beginning, excepting therefrom that part deeded to the State of Indiana by Quit Claim Deed recorded December 31, 1999, as Document No. 99109421.

Parcel 2: Part of Block "A" in Hoffman's 2nd Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 1, page 98, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at a point on the West line of Calumet Avenue 40 feet West of the East line of Section 36, Township 37 North, Range 10 West of the Second Principal Meridian, 72 1/2 feet Southwesterly at right angles from the Southwesterly line of the right of way of the East Chicago Belt Railroad Company (sometimes known as the Indiana Harbor Belt Railroad); thence South on the West line of Calumet Avenue to the North bank of the Grand Calumet River; thence Westerly along the North bank of the Grand Calumet River to a point 140 feet West at right angles from the West line of Calumet Avenue; thence parallel with and 140 feet West from the West line of said Calumet Avenue to a point 72 1/2 feet Southwesterly at right angles from said East Chicago Belt Railroad Company's Southwesterly right of way line; thence Southeasterly parallel with and 72 1/2 feet from said right of way line to the point of beginning, excepting therefrom that part taken by the State of Indiana in Quitclaim Deed recorded December 31, 1999, and also excepting therefrom a tract of land described as follows: Part of Block "A" in Hoffman's 2nd Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 1, page 98, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing on West line of Calumet Avenue 72 1/2 feet Southwesterly at right angles from Southwesterly line of right of way of Indiana Harbor Belt Railroad; thence South on the West line of Calumet Avenue 100 feet; thence West 140 feet; thence North approximately 141.6 feet more or less to a line 72 1/2 feet Southwesterly at right angles from the Southwesterly line of the right of way of the Indiana Harbor Belt Railroad; thence Southeasterly approximately 148.4 feet more or less to the place of beginning, (said Westerly line of Calumet Avenue

EXHIBIT A - CONT'D

being a line parallel with and 40 feet West of the East line of Section 36, Township 37 North, Range 10 West of the Second Principal Meridian).

Parcel 3: Part of Block "A" as marked and laid down on the recorded plat of Hoffman's 2nd Addition to the City of Hammond, as the same appears of record in Plat Book 1, page 98, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing on the West line of Calumet Avenue 72 1/2 feet Southwesterly at right angles from Southwesterly line of right of way of Indiana Harbor Belt Railroad; thence South on West line of Calumet Avenue 100 feet; thence West 140 feet; thence North approximately 141.6 feet more or less to a line 72 1/2 feet Southwesterly at right angles from the Southwesterly line of the right of way of the Indiana Harbor Belt Railroad; thence Southeasterly approximately 148.4 feet more or less to the point of beginning (said Westerly line of Calumet Avenue being a line parallel with and 40 feet West of the East line of Section 36, Township 37 North, Range 10 West of the Second Principal Meridian), excepting therefrom that part taken by the State of Indiana in Quitclaim Deed recorded December 31, 1999.

