

CM420040457

### WARRANTY DEED

THIS INDENTURE WITNESSETH, That THE LAKE GEORGE DEVELOPMENT GROUP, L.L.C., an Illinois limited liability company ("Grantor"), CONVEYS and WARRANTS to THE CITY OF HAMMOND, INDIANA FOR THE USE AND BENEFIT OF ITS DEPARTMENT OF REDEVELOPMENT for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in the immediate vicinity of 125<sup>th</sup> and Calumet Avenue and the Lost Marsh Golf Course in the City of Hammond, Lake County, in the State of Indiana:

See Attached Exhibit A for Legal Descriptions

IN WITNESS WHEREOF, Grantor has executed this Deed this <u>3</u> day of February, 2006.

THE LAKE GEORGE DEVELOPMENTO GROUP, L.L.C., an Illinois limited liability company

NOT OF Martin Kennedy

S Document i Acting Manager 11 of

STATE OF INDIANA

the Lake County Recorder!

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Martin Kennedy, the Acting Manager of THE LAKE GEORGE DEVELOPMENT GROUP, L.L.C., and Illinois limited liability company, who acknowledged execution on behalf of THE LAKE GEORGE DEVELOPMENT GROUP, L.L.C., and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 3rd

day of February, 2006.

Notary Public

My Commission Expires: 01-15-08

My County of Residence: Lake

STACEY EISENHUTT
LARE COUNTY
MY COMMISSION EXPIRES
JAN. 15, 2006

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 15 2006

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PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

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This Instrument Prepared By: John L. Senica, McGuireWoods LLP, 77 West Wacker Drive, Suite 4100, Chicago, Illinois 60601. Indiana Atty. No. 20504-45

Mail Future Tax Bills to: City of Hammond, Department of Planning and Redevelopment, 649 Conkey Street, Hammond, Indiana 46320.



#### **EXHIBIT A**

# LEGAL DESCRIPTION - PRIMARY REAL ESTATE

# A-1 – 125th & CALUMET CORNER/2451 CALUMET AVENUE

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 40 FEET (BY PERPENDICULAR MEASUREMENT) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 7 (SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF CALUMET AVENUE) AND 30 FEET (BY PERPENDICULAR MEASUREMENT) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 7 (SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF 125TH STREET); THENCE NORTH 00 DEGREES 08 MINUTES 19 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 301.36 FEET; THENCE NORTH 34 DEGREES 10 MINUTES 01 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF THE FORMER I.H.B. RAILROAD RIGHT-OF-WAY (66 FEET WIDE), A DISTANCE OF 486.09 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A SECOND I.H.B. RAILROAD RIGHT-OF-WAY (84 FEET WIDE); THENCE SOUTH 00 DEGREES 08 MINUTES 19 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 697.68 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF 125TH STREET; THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 272.08 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.119 ACRES, MORE OR LESS, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA. the Lake County Recorder!

(Approximately 3.119 acres)

Tax Key No. 26-37-0063-0003

# A-2 - 2200-24 ATCHISON [Omitted/Previously Conveyed to City of Hammond]

Tax Key No. 26-37-0063-0005 [Omitted/Previously Conveyed]

# A-3 - NEW YORK AVENUE PROPERTY/2600 NEW YORK AVENUE (a/k/a GC-029)

PART OF BLOCK 3, ROBERTSDALE INDUSTRIAL PARK, TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 54, PAGE 35, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN AND THE CENTERLINE OF NEW YORK AVENUE, AS SHOWN ON SAID PLAT OF ROBERTSDALE INDUSTRIAL PARK; THENCE SOUTH 00 DEGREES 01 MINUTE 42 SECONDS EAST, ALONG THE CENTERLINE OF SAID NEW YORK AVENUE, A DISTANCE OF 814.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTE 42

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SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 349.38 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 49 SECONDS WEST, A DISTANCE OF 203.20 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 352.87 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 41 SECONDS EAST, A DISTANCE OF 207.83 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN NEW YORK AVENUE.

(Approximately 1.391 acres)

Tax Key No. 26-35-0417-0024

### A-4 - ST. JOSEPH'S COURT (a/k/a GC-025)

PART OF BLOCK 3, ROBERTSDALE INDUSTRIAL PARK, TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 54, PAGE 35, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN AND THE CENTERLINE OF NEW YORK AVENUE, AS SHOWN ON SAID PLAT OF ROBERTSDALE INDUSTRIAL PARK; THENCE SOUTH 00 DEGREES 01 MINUTE 42 SECONDS EAST, ALONG THE CENTERLINE OF SAID NEW YORK AVENUE, A DISTANCE OF 814.65 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 41 SECONDS WEST, A DISTANCE OF 207.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 47 MINUTES 09 SECONDS EAST, A DISTANCE OF 214.23 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 178.31 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 13 SECONDS EAST, A DISTANCE OF 29.00 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 145.99 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 13 SECONDS WEST, A DISTANCE OF 285.71 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 324.15 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 09 SECONDS EAST, A DISTANCE OF 41.81 FEET TO THE POINT OF BEGINNING.

(Contains approximately 2.003 acres)

Tax Key No. 26-35-0417-0023

### A-4A - TOP OF ST. JOSEPH'S COURT (a/k/a GC-034)

PART OF BLOCK 3, ROBERTSDALE INDUSTRIAL PARK, TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 54, PAGE 35, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF NEW YORK AVENUE AND THE EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF 126TH STREET; THENCE SOUTH 89 DEGREES, 17 MINUTES 59 SECONDS WEST, ALONG THE SOUTH RIGHT OF WAY OF 126TH STREET, A DISTANCE OF 260.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 50 MINUTES 57 SECONDS EAST, A DISTANCE OF 94.69 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A

RADIUS OF 43.16 FEET, AN ARC DISTANCE OF 77.71 FEET (THE CHORD OF WHICH BEARS SOUTH 48 DEGREES 19 MINUTES EAST, A DISTANCE OF 67.63 FEET); THENCE SOUTH 00 DEGREES 47 MINUTES 09 SECONDS EAST, A DISTANCE OF 16.56 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 324.15 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 13 SECONDS WEST, A DISTANCE OF 49.13 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 174.12 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 43 SECONDS WEST, A DISTANCE OF 107.10 FEET TO THE SOUTH RIGHT OF WAY LINE OF 126TH STREET; THENCE NORTH 89 DEGREES 13 MINUTES 17 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF 126TH STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

(Containing approximately 0.443 acres)

Tax Key No. 26-35-0417-0003



### **DECLARATION**

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under penalties of perjury:

- 1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
- 2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

