

2007 032927

2007 APR 20 AM 10:53

2

NON-TAXABLE

MICHAEL A. BROWN  
RECORD

Tax Key No: 43-53-0012-0058

**SPECIAL WARRANTY DEED**

This indenture witnesseth that AM Plus, Inc. an Illinois corporation,

by, through or under said grantor but not otherwise,  
Conveys and warrants to the City of Hobart, Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to wit:

A 40 foot by 426.4 foot parcel of frontage along the south side of U.S. 30 containg 0.392 ± acre or 17,056 ± SF which is also described as the north 40 feet of the following parcel: Part of the West ½ of the Southwest ¼ of Section 24, Township 35 North, Range 8 West of the 2<sup>nd</sup> P.M. and more particularly described as commencing at a point on the West line of said Section and the South line of U.S. Highway 30; thence South 89 degrees, 29 minutes, 15 seconds East along said South line, a distance of 675.30 feet to the point of beginning for the following described parcel of land; thence South 0 degrees, 01 minutes, 19 seconds East along a line, a distance of 1401.92 feet to a point in the North line of the Chesapeake and Ohio Railroad; thence South 59 degrees, 53 minutes, 49 seconds East along said North line, a distance of 494.87 feet to a point; thence North 0 degrees, 01 minutes, 19 seconds West along a line, a distance of 1650.23 feet (1639.85 feet measured) to a point on the South line of U.S. Highway 30; thence North 89 degrees, 29 minutes, 15 seconds West, a distance of 428.12 feet (426.40 feet measured) to the place of beginning, all in Ross Township, Lake County, Indiana.

Subject to easements and restrictions of record.

Subject to the City of Hobart, Indiana constructing in a timely and workmanlike manner no later than July 15, 2007 the U.S. 30 frontage road along the south side of U.S. 30 from Colorado Street to Clay Street pursuant to the final plans and specifications for the project prepared by First Group Engineering Inc. dated October 20, 2006 entitled "Construction Plans for Roadway Improvements of Frontage Roads along U.S. 30 City of Hobart, Lake County, Indiana".

Subject to the City of Hobart, Indiana providing grantor and its successors reasonable access to all utilities at said frontage road so that grantor and its successors may extend utility service to any parcels located south of said frontage road.

Dated this 17<sup>th</sup> day of APRIL, 2007

Before me, the undersigned, a Notary Public in the State of Illinois and Lake county, this 17<sup>th</sup> day of APRIL, 2007 personally appeared: Carys Glenner, as President and Ben Jaffe, as Secretary and acknowledged the execution of the deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 11/16/10

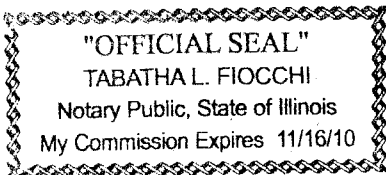
Tabatha L. Fiocchi  
Notary Public

President  
AM Plus, INC.

Secretary  
AM Plus, INC.

Mail recorded deed to:

John P. Bushemi  
Hobart City Attorney  
8959 Broadway  
Merrillville, IN 46410  
(219) 769-8100



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 20 2007

11248

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

18-  
LP  
CS

**CORPORATE RESOLUTION**

The undersigned being the President of A.M. Plus, Inc., an Illinois Corporation (the "Company") hereby certifies that the following Resolution of the Company was enacted as of the date hereof:

RESOLVED that Cary Glenner is authorized to execute and deliver such deeds or other documents to convey to the City of Hobart a certain 40 foot by 426.4 foot parcel for construction of a frontage road along the south side of U.S. 30 which is the north 40 feet of the parcel owned by the Company near the Intersection of U.S. 30 and Colorado Street in Hobart, Indiana

IN WITNESS WHEREOF, executed this 17th day of April, 2007

A.M. Plus, Inc., an Illinois Corporation

By: \_\_\_\_\_

*Cary S. Glenner*  
Cary S. Glenner  
Its President

