

2010 070823

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MICHAEL J. HAN  
RECORDER

Form WD-1  
Rev. 7-1-07

**WARRANTY DEED**

15-16-09-276-038.  
000-042

Project: 0014500  
Code: 5260  
Parcel: 5  
Page: 1 of 3

**THIS INDENTURE WITNESSETH**, That Broadway CP, LLC, an Illinois Limited Liability Company

the Grantor(s), of Cook County, State of Illinois Convey(s) and Warrant(s) to the **STATE OF INDIANA** the Grantee, for and in consideration of the sum of one hundred twelve thousand eight hundred and no/100 Dollars (\$ 112,800.00 ) (of which said sum \$ 112,800.00 represents land and improvements acquired and \$ -0- represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B," both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The undersigned persons executing this deed represent and certify on behalf of the Grantor that he/she has full authority to manage the affairs of said limited liability company and sign and execute documents on their behalf, and that his/her authority has not been revoked; that he/she is, therefore, fully authorized and empowered to convey to the State of Indiana real estate of this limited liability company and to execute all necessary instruments in connection therewith.

As an inducement for the State to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2009 payable 2010 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

LET 9 09 2010

**NON-TAXABLE**

NOV 30 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

NC

005118

BB

Project: 0014500  
Code: S.R. 53  
Parcel: 5  
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 29th day of April, 2010.

**Broadway CP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

By: [Signature], MANAGING MEMBER (Seal)  
Signature Signature

Bruce H. Danly, Jr.  
Printed Name Printed Name

[Signature], MANAGING MEMBER (Seal)  
Signature Signature

James W. Loarie  
Printed Name Printed Name

STATE OF Illinois :

SS:

COUNTY OF Lake :

Before me, a Notary Public in and for said State and County, personally appeared Bruce H. Danly, Jr. and James W. Loarie, MANAGING MEMBERS  
OF BROADWAY CP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,  
the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

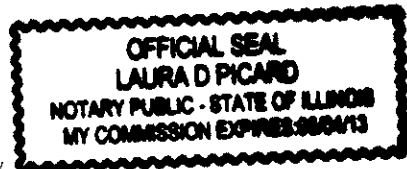
Witness my hand and Notarial Seal this 29th day of April, 2010.

[Signature]

Laura D. Picard  
Printed Name

My Commission expires 6/4/2013.

I am a resident of McHenry County.



Project:0014500  
Code: S.R. 53  
Parcel: 5  
Page: 3 of 3

Interests in land acquired by the Indiana  
Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31

This Instrument Prepared By \_\_\_\_\_  
Attorney at Law

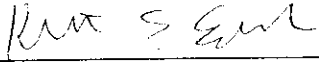
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signature \_\_\_\_\_

Printed \_\_\_\_\_

Code: 5260 Parcel: 5

This instrument prepared by and I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



Kristen E. Edmundson  
Deputy Attorney General  
Attorney No. 25558-49  
Office of the Attorney General  
302 W. Washington St., 5th Floor  
Indianapolis, IN 46204-2770

**Grantee's Mailing Address:**

100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31

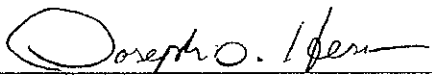
**EXHIBIT "A"**

Project: 0014500  
Code: 5260  
Parcel No.: 5 Fee Simple Right-of-Way  
Key No.: 45-16-09-276-028.000-042  
Form: WD-1 Rev. 7-1-07

Sheet 1 of 1

A part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 34 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said quarter-quarter section; thence North 89 degrees 07 minutes 44 seconds West 166.27 feet along the south line of said section; thence North 0 degrees 33 minutes 47 seconds East 38.57 feet to point "597" designated on said plat; thence North 84 degrees 51 minutes 09 seconds East 50.25 feet to point "598" designated on said plat; thence North 40 degrees 02 minutes 43 seconds East 62.55 feet to point "599" designated on said plat; thence North 3 degrees 16 minutes 59 seconds East 377.79 feet to point "600" designated on said plat, which point is on the north line of the grantor's land; thence South 89 degree 02 minutes 43 seconds East 55.83 feet along said north line to the east line of said section; thence South 0 degrees 13 minutes 44 seconds West 469.73 feet along said east line to the point of beginning and containing 0.842 acres, more or less, inclusive of the presently existing right-of-way which contains 0.406 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Beam, Longest and Neff, L.L.C.

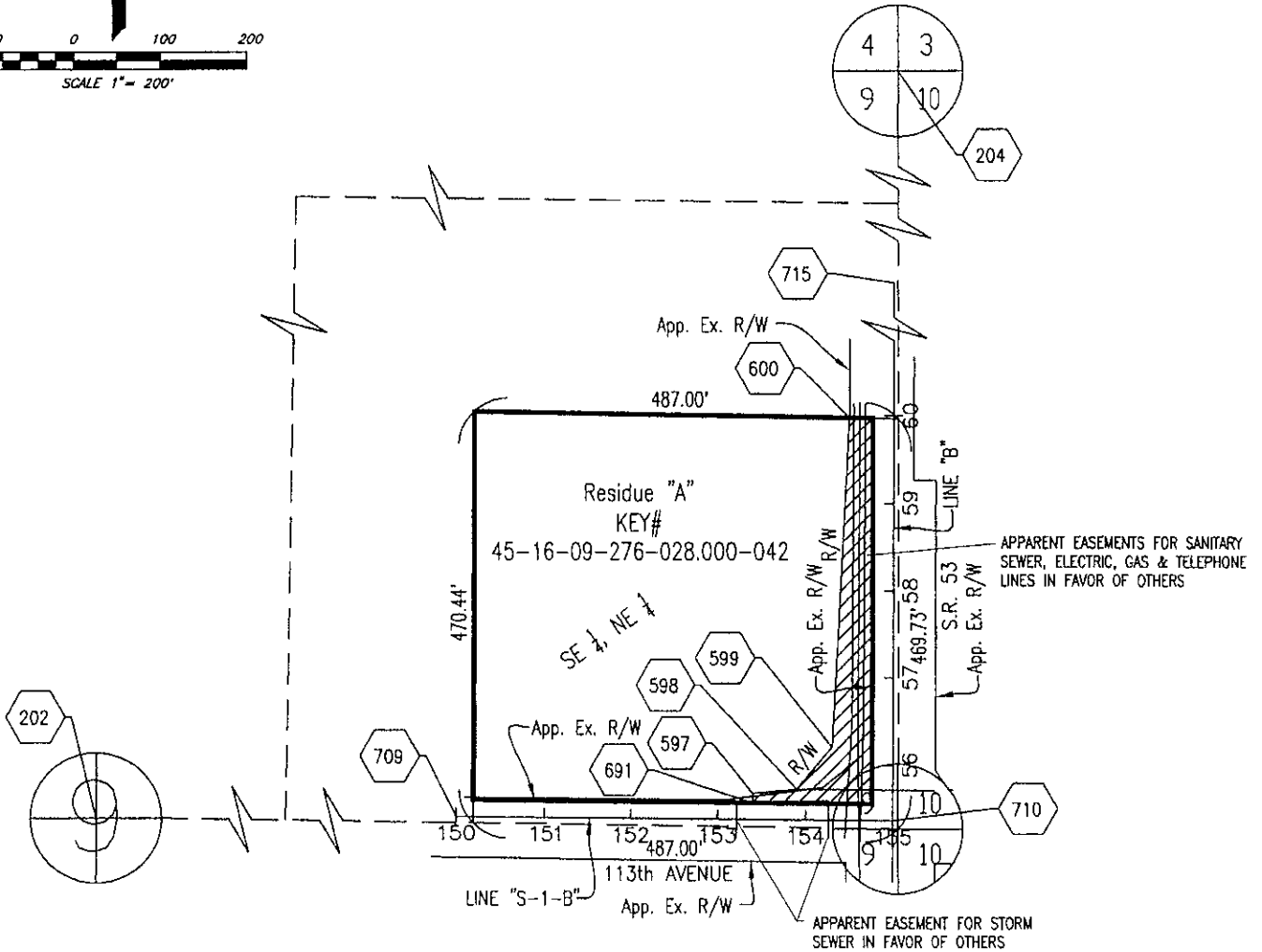
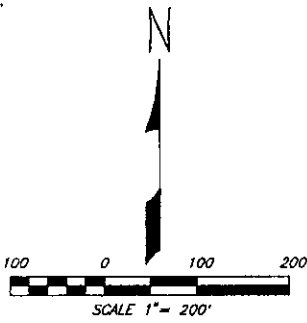
  
Joseph D. Hess  
Indiana Registered Land Surveyor  
License Number LS20600043


11-9-09  
Date



# EXHIBIT "B" R/W PARCEL PLAT

Prepared for the Indiana Department of Transportation  
by Beam, Longest & Neff, L.L.C. (Job #091065)



 HATCHED AREA IS THE APPROXIMATE TAKING

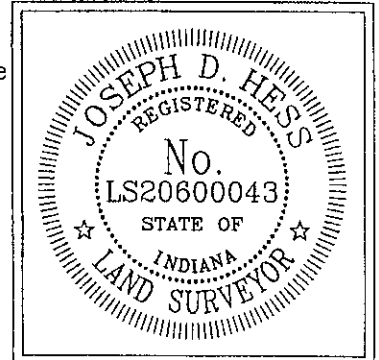
OWNER: BROADWAY CP, LLC	DES. NO.: 0014500
PARCEL: 5	DRAWN BY: J. MOSSON 11-02-09
CODE: 5260	CHECKED BY: J. HESS 10-05-09
PROJECT: 0014500	INST. NO. 2006-047644, DATED 06-01-2006
ROAD: S.R. 53	
COUNTY: LAKE	
SECTION: 9	
TOWNSHIP: 34 N.	
RANGE: 8 W.	Dimensions shown are from the above listed Record Documents.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
202,204, 709, 710,715	SEE ROUTE SURVEY, INSTRUMENT #2009057934					
597	S-1-B	153+40.00	30.00	Lt.	45570.3476	83443.2250
598	S-1-B	153+90.00	35.00	Lt.	45574.8560	83493.2717
599	B	56+20.00	70.00	Lt.	45622.7400	83533.5156
600	B	59+97.31	51.04	Lt.	45999.9080	83555.1514
691	S-1-B	153+40.00	19.00	Lt.	45559.3482	83443.1169

Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.  
 Note: Lines "B" & "S-1-B" are Control Lines.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instrument #2009057934, in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12).



*Joseph D. Hess* 11-9-09  
 Joseph D. Hess Date  
 Registered Land Surveyor No. LS20600043  
 State of Indiana

OWNER: BROADWAY CP, LLC	DES. NO.: 0014500
PARCEL: 5	DRAWN BY: J. MOSSON 11-02-09
CODE: 5260	CHECKED BY: J. HESS 10-05-09
PROJECT: 0014500	Beam, Longest and Neff, LLC Consulting Engineers and Land Surveyors 8126 Castleton Rd. Indianapolis, Indiana 46250 Telephone: (317) 849-5832 www.b-l-n.com
ROAD: S.R. 53	
COUNTY: LAKE	
SECTION: 9	
TOWNSHIP: 34 N.	
RANGE: 8 W.	