

2010 073427

2010 DEC 13 AM 11:10

MICHELLE R. FAJMAN  
RECORDER

Form WD-1  
8/98

**WARRANTY DEED**

45-16-03-351-005.000  
-042

Project: 0014500  
Code: 5260  
Parcel: 15  
Page: 1 of 2

*Em*

**THIS INDENTURE WITNESSETH**, That Beacon Hill Lot 5 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 Seven thousand five hundred forty and 00/100 Dollars (\$ 7,540.00) (of which said sum \$ 7,540.00 represents land and improvements acquired and \$ 0.00 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 which is more particularly described in the legal description(s) 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 Grantor(s) assumes and agrees to pay the 2009 payable 2010 real estate taxes on the above described real estate.

The undersigned person executing this deed represent and certify on behalf of the Grantor, that the undersigned is a duly authorized Manager of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed, that the Grantor is a limited liability corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR.**

~~DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER~~

~~DEC 09 2010~~

~~PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR~~

AMOUNT \$ NC  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
005272 ERK flm

*Em*

Project: 0014500  
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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has \_\_\_\_\_ executed this instrument this 12<sup>th</sup> day of July, 2010.

Beacon Hills <sup>SA</sup> Lot 5 LLC, an Illinois limited liability company

By: [Signature] \_\_\_\_\_  
Signature Signature  
Eric M. Maletsky, Manager  
Printed Name Printed Name

STATE OF ILLINOIS :  
COUNTY OF COOK : SS:

SA Before me, a Notary Public in and for said State and County, personally appeared Eric M. Maletsky, Manager of Beacon Hills Lot 5 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 its voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 12<sup>th</sup> day of July, 2010.  
Signature [Signature]  
Printed Name TERESITA BERRIOS  
My Commission expires 2-8-2012  
I am a resident of COOK County.



Interests in land acquired by the Indiana Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue  
Indianapolis, IN 46204-2226  
I.C. 8-23-7-31

This Instrument Prepared By

Michelle L. Kossmann  
Attorney at Law

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law.

[Signature]  
SIGNATURE  
Michelle L. Kossmann

Code: 5260

Parcel: 15

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.



Michelle L. Kossmann

Deputy Attorney General

Attorney No. 22898-49A

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

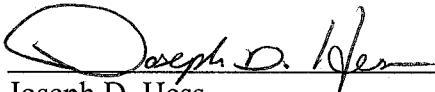
**EXHIBIT "A"**

Project: 0014500  
Code: 5260  
Parcel No.: 15 Fee Simple Right-of-Way with Full Limitation of Access  
Key No.: 45-16-03-351-005.000-042  
Form: WL-1 Rev. 7-1-07

Sheet 1 of 1

A part of Lot 5 in Beacon Hill – Phase One, an addition to the City of Crown Point, Indiana, the plat of which is recorded in Plat Book 97, page 46 in the Office of the Recorder of 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 southwest corner of said lot; thence North 0 degrees 16 minutes 05 seconds West 108.01 feet along the west line of said lot to point “347” designated on said parcel plat; thence South 5 degrees 56 minutes 37 seconds East 108.69 feet to point “346” designated on said parcel plat, which point is on the south line of said lot; thence North 89 degrees 28 minutes 51 seconds West 10.75 feet along said south line to the point of beginning and containing 580 square feet, more or less.

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

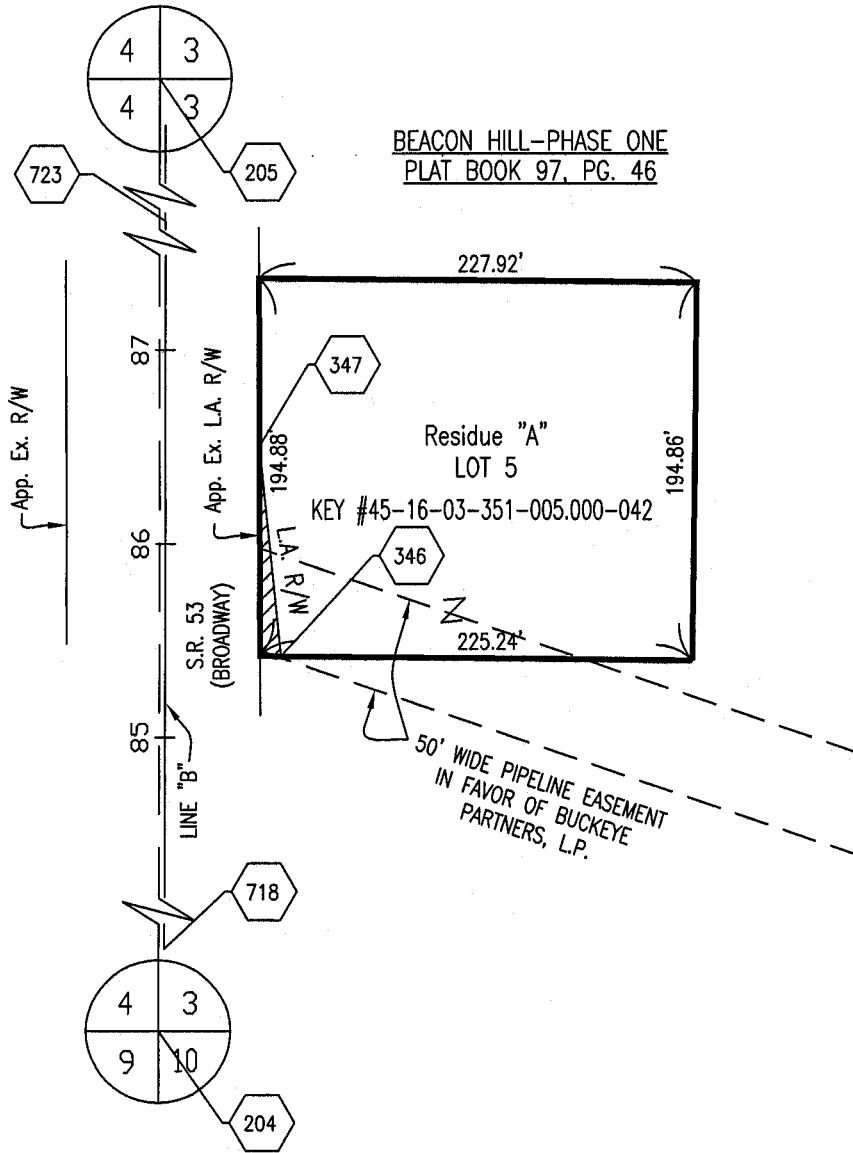
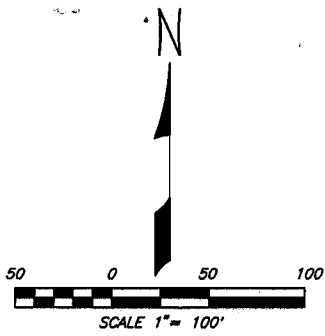
  
Joseph D. Hess  
Indiana Registered Land Surveyor  
License Number LS20600043


10-19-09  
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

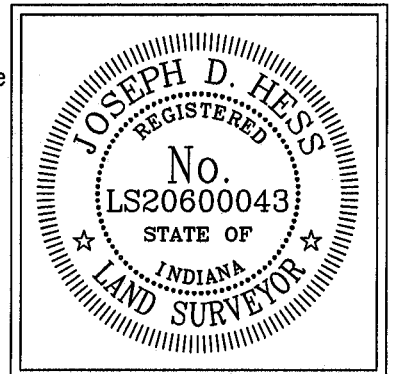
OWNER:	BEACON HILL LOT 5 LLC	DES. NO.:	0014500
PARCEL:	15	DRAWN BY:	J. MOSSON 10-12-09
CODE:	5260	CHECKED BY:	J. HESS 10-17-09
PROJECT:	0014500	INST NO. 2006-032163, DATED 4-19-2006  Dimensions shown are from the above listed Record Documents.	
ROAD:	S.R. 53		
COUNTY:	LAKE		
SECTION:	3		
TOWNSHIP:	34 N.		
RANGE:	8 W.		

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
204,205, 718,723,	SEE ROUTE SURVEY, INSTRUMENT #2009057934					
346	B	85+41.96	60.00	Rt.	48544.1122	83682.5938
347	B	86+50.00	48.76	Rt.	48652.2189	83671.3390

Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.  
 Note: Line "B" is a Control Line.

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* 10-19-09

JOSEPH D. HESS  
 Registered Land Surveyor No. LS20600043  
 State of Indiana

OWNER:	BEACON HILL LOT 5 LLC	DES. NO.:	0014500
PARCEL:	15	DRAWN BY:	J. MOSSON 10-12-09
CODE:	5260	CHECKED BY:	J. HESS 10-17-09
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:	3		
TOWNSHIP:	34 N.		
RANGE:	8 W.		