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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 042418

2011 AUG -8 AM 9:52

MICHELLE FAUMAN  
RECORDER

Form WD-1  
8/98

**WARRANTY DEED**

Project: 0810298  
Code: N/A  
Parcel: 4  
Page: 1 of 2

**THIS INDENTURE WITNESSETH, That Lake County Trust Company, as Trustee of Trust No. 1374, dated February 23, 1978**

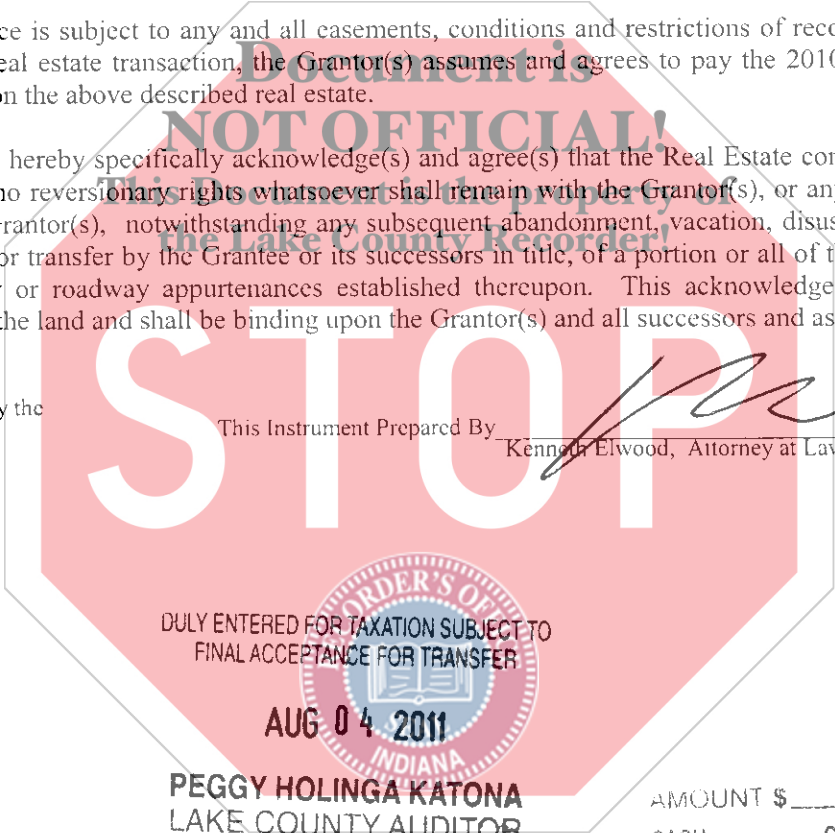
the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to the **CITY OF PORTAGE, INDIANA**, the Grantee, for and in consideration of the sum of One Thousand One Hundred-----00/100 Dollars (\$1,100.00) (of which said sum \$1,100.00 represents land and improvements acquired and \$00.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Porter, 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. As an inducement for the City to close this real estate transaction, the Grantor(s) assumes and agrees to pay the 2010 payable 2011 real estate taxes and assessments on the above described real estate.

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.

Interests in land acquired by the City of Portage, Indiana  
Grantee mailing address:  
6070 Central Avenue  
Portage, IN 46368  
I.C. 8-23-7-31  
↑

This Instrument Prepared By Kenneth Elwood, Attorney at Law



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
AUG 04 2011  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

028097

AMOUNT \$ 24<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 074233  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON - COM \_\_\_\_\_  
CLERK Rm

E

Project: 0810298  
Code: N/A  
Parcel: 4  
Page: 2 of 2

The undersigned persons executing this warranty deed represent and certify that he/she is a Trustee of Trust No. 1374, dated February 23, 1978; and that pursuant to the Trust Agreement, has full authority to manage the affairs of said Trust and sign and execute documents on its behalf, that this authority has not been revoked; and therefore is fully authorized and empowered to convey to the City of Portage, Indiana real estate of the Trust; and on the execution of said conveyance instruments, it has full authority to so act.

The Trustee's Covenant of Warranty relates only to acts committed or done by said Trustee.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 27<sup>th</sup> day of April, 2011.

Elaine M. Sievers  
Signature

Lake County Trust Company, as Trustee of Trust No. 1374,  
dated February 23, 1978, by: Elaine M. Sievers, Trust Officer

STATE OF INDIANA

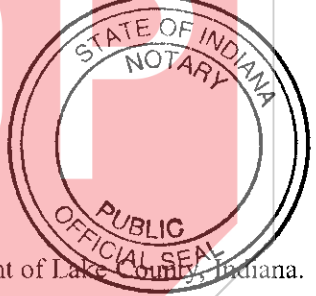
COUNTY OF LAKE

Document is NOT OFFICIAL!  
SS: This Document is the property of the City of Portage, Indiana

Before me, a Notary Public in and for said State and County, personally appeared Elaine M. Sievers, Trust Officer of Lake County Trust Company, as Trustee of Trust No. 1374, dated February 23, 1978, 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 27<sup>th</sup> day of April 2011.

Hesta Smith  
Notary Signature  
Hesta Smith  
Printed Name

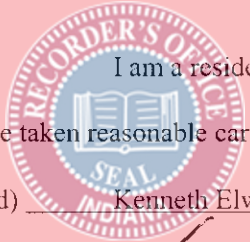


My Commission expires: 10-11-15

I am a resident of Lake County, Indiana.

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. Name (printed) Kenneth Elwood, Attorney at Law

Signature Kenneth Elwood



**Exhibit "A"**

Project: 0810298  
Parcel: 4 Fee Simple  
Key No.: 45-09-16-283-010.000-021

Sheet 1 of 1

A part of Lot 1, Block 12 in Park Ridge Addition to East Gary, the plat of which is recorded in Plat Book 12, Page 27 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 northeast corner of said lot; thence South 0 degrees 12 minutes 51 seconds West 22.37 feet along the east line of said lot to point "1005" as designated on said parcel plat; thence North 36 degrees 56 minutes 08 seconds West 28.07 feet to the north line of said lot designated as point "1004" on said parcel plat; thence South 89 degrees 47 minutes 09 seconds East 16.95 feet along said north line to the point of beginning and containing 190 square feet, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project 0810298.

This description was prepared for the City of Portage, Indiana by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 19<sup>th</sup> day of April, 2010.



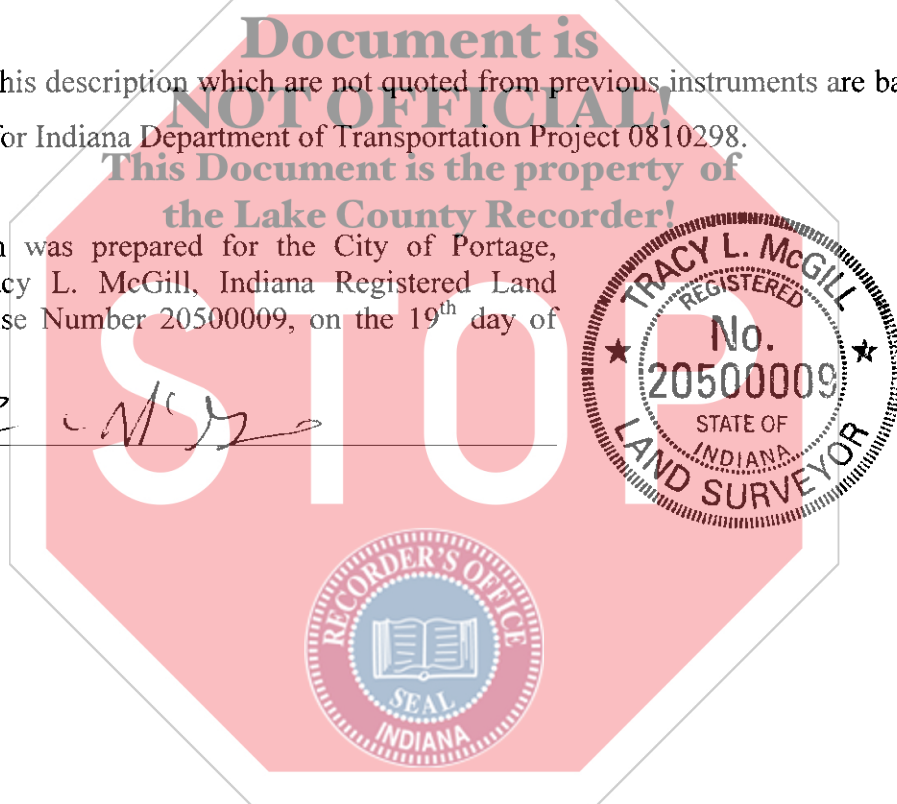
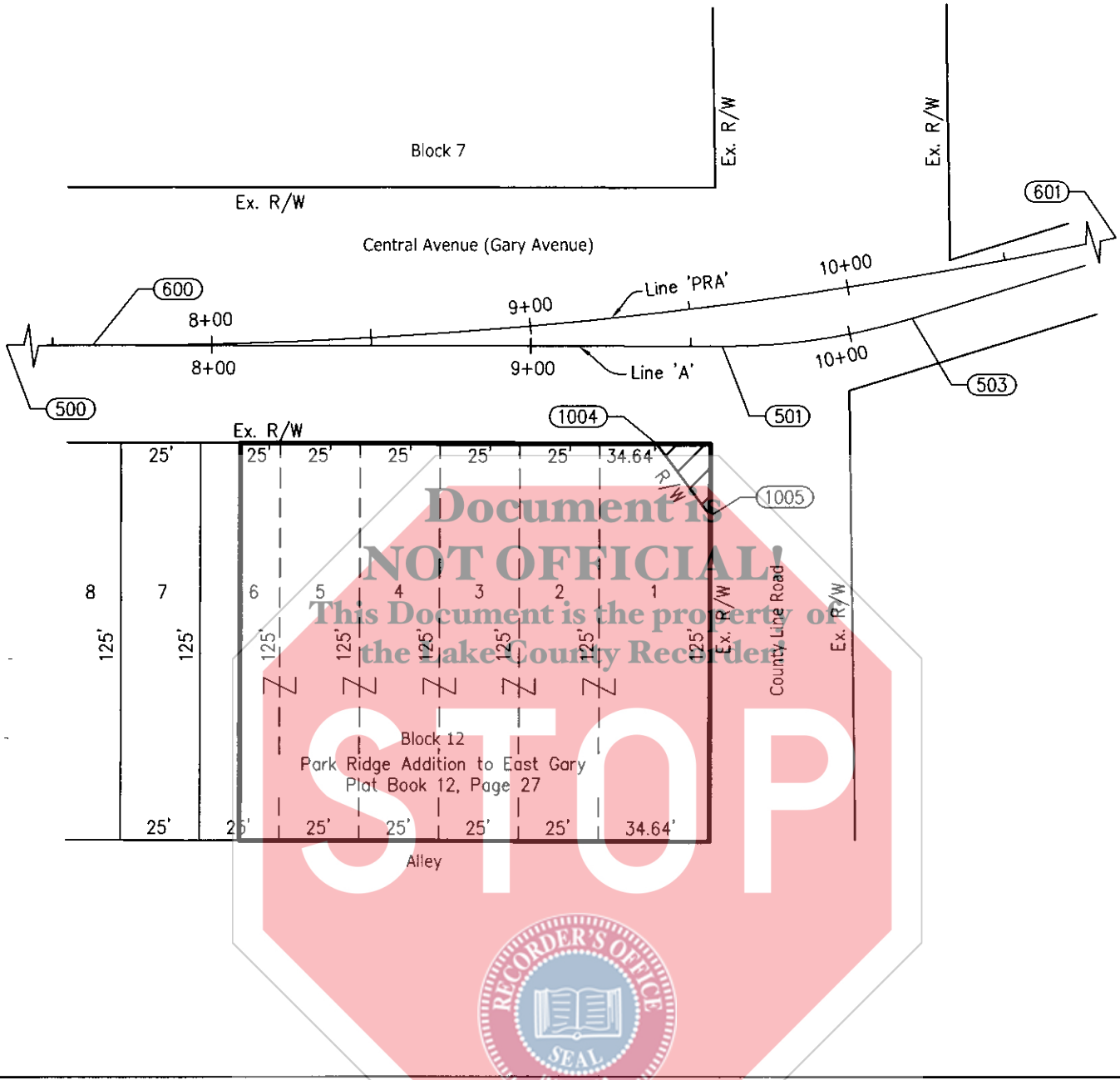
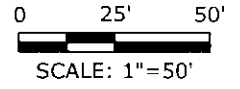


EXHIBIT "B"  
**RIGHT-OF-WAY PARCEL PLAT**  
 Prepared For City of Portage  
 by: AMERICAN  
**STRUCTUREPOINT**  
 INC.



HATCHED AREA IS THE APPROXIMATE TAKING

|           |   |   |         |
|-----------|---|---|---------|
| OWNER:    | TRUST NO. 1374, DATED FEBRUARY 23, 1978 | DRAWN BY:   | JLG     |
| PARCEL:   | 4                                       | CHECKED BY:   | TLM     |
| CODE:     |   | DES. NO.:   | 0810298 |
| PROJECT:  | 0810298                                 | Instrument Number 2008-014483, dated February 1, 2008                           |         |
| ROAD:     | CENTRAL AVENUE                          |   |         |
| COUNTY:   | LAKE                                    |   |         |
| SECTION:  | 16                                      |   |         |
| TOWNSHIP: | 36 NORTH                                |   |         |
| RANGE:    | 7 WEST                                  | THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY. |         |

EXHIBIT "B"  
**RIGHT-OF-WAY PARCEL PLAT**  
 Prepared For City of Portage  
 by: AMERICAN  
**STRUCTUREPOINT**  
 INC.

**POINT REFERENCE CHART (Feet)**

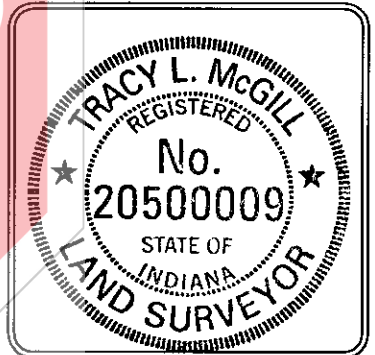
| Point | North                                  | East      | Station       | Offset     | ☒   |
|-------|--|-----------|---------------|------------|-----|
| 500   | SEE LOCATION CONTROL ROUTE SURVEY PLAT |           |               |            |     |
| 501   |  |           |               |            |     |
| 503   |  |           |               |            |     |
| 600   | 4294.6099                              | 4592.9763 | +PC(7+62.55)  | 0.00'      | PRA |
| 601   | 4360.9990                              | 5038.1755 | +PT(12+14.38) | 0.00'      | PRA |
| 1004  | 4263.5734                              | 4769.6443 | 9+35          | 40.75' Rt. | PRA |
| 1005  | 4241.1405                              | 4786.5092 | 9+48.65       | 65.00' Rt. | PRA |



**SURVEYOR'S STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2009-062004 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").

*Tracy L. McGill*      4/19/2010  
 Tracy L. McGill      Date  
 Reg. Land Surveyor No. LS20500009  
 State of Indiana



**NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.**

|  |   |
|--|---|
| OWNER: TRUST NO. 1374, DATED FEBRUARY 23, 1978<br>PARCEL: 4<br>CODE:<br>PROJECT: 0810298<br>ROAD: CENTRAL AVENUE<br>COUNTY: LAKE<br>SECTION: 16<br>TOWNSHIP: 36 NORTH<br>RANGE: 7 WEST | DRAWN BY: JLG<br>CHECKED BY: TLM<br>DES. NO.: 0810298 |
| AMERICAN STRUCTUREPOINT, INC PROJECT NO. IN20080595<br>THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.   |   |