

7
7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2012 JUN 25 AM 10:42

MICHELLE R. FAJMAN
RECORDER

2012 041807

Form WD-1
8/98

WARRANTY DEED

45-07-05-326-003.000
-023
45-07-05-176-005.
000-023

Project: 0014210
Code: 4520
Parcel: 292A
Page: 1 of 2

THIS INDENTURE WITNESSETH, That JJR REAL ESTATE LLC, an Indiana Limited Liability Company, the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of Fifty Six Thousand Five Hundred Fifty Dollars. **NO/100** (56,550.00) (of which said sum \$ 56,550.00 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 being 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.

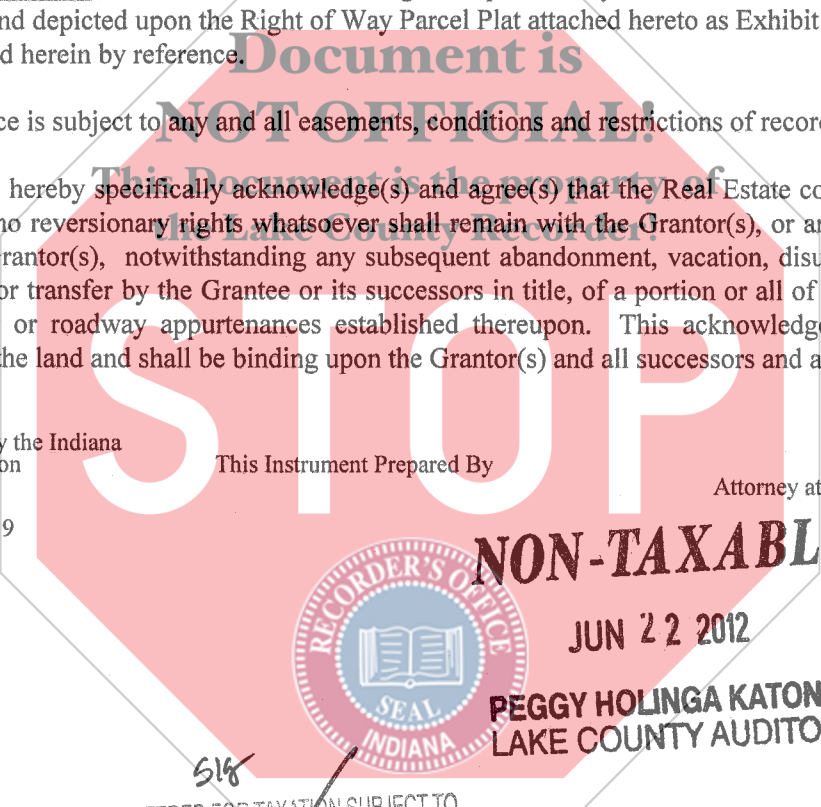
This conveyance is subject to any and all easements, conditions and restrictions of record.

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.

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



NON-TAXABLE

JUN 22 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 22 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ NC
CASH _____ CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK RA

002595

Project: 0014210
Code: 4520
Parcel: 2 + 2A
Page: 2 of 2

The undersigned represent and warrant that he is the Manager of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

As an inducement for the State to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the **2011 payable 2012** 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."

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 11th day of April, 2012.

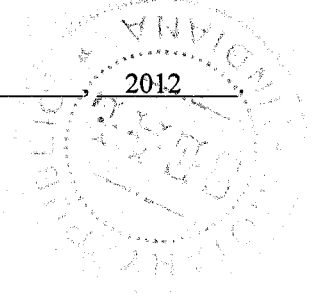
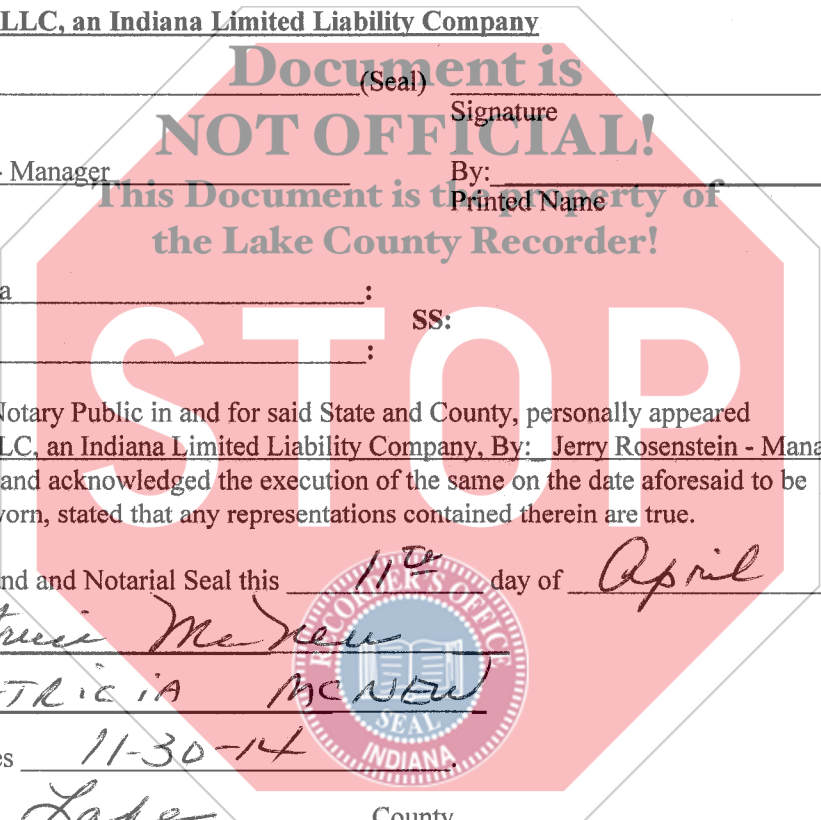
JJR REAL ESTATE LLC, an Indiana Limited Liability Company

Jerry Rosenstein (Seal) Signature _____ (Seal)
Signature _____ (Seal)
By: Jerry Rosenstein - Manager By: _____
Printed Name Printed Name

STATE OF Indiana :
COUNTY OF Lake : SS:

Before me, a Notary Public in and for said State and County, personally appeared JJR REAL ESTATE LLC, an Indiana Limited Liability Company, By: Jerry Rosenstein - Manager 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 11th day of April, 2012.
Signature Patricia McNew
Printed Name PATRICIA MCNEW
My Commission expires 11-30-14
I am a resident of Lake County.



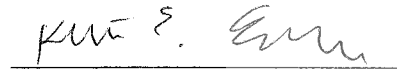
Code: 4520

Parcel: 2 + 2A

This instrument prepared by:

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

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

Grantee's Mailing Address:

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

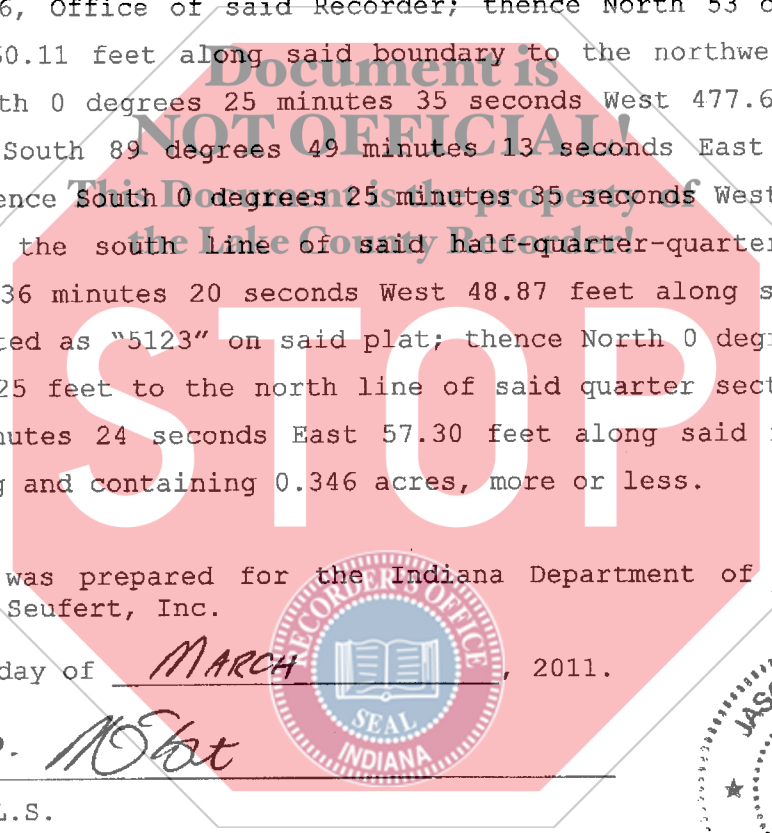


EXHIBIT "A"

Project: NH-N881 (008)
Parcel: 2 Fee
Form: WD-1
Tax I.D.: 45-07-05-326-003.000-023

Sheet: 1 of 2
Code: 4520

A part of the North Half of the Northeast Quarter of the Southwest Quarter of Section 5, Township 36 North, Range 9 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 on the north line of said quarter section South 89 degrees 37 minutes 24 seconds West 33.00 feet from the northeast corner of said quarter section, said northeast corner designated as point "108" on said plat, which point of beginning is on the west boundary of S.R. 152 (a.k.a. Indianapolis Boulevard) per Deed Record 92, page 31, Office of the Lake County Recorder: thence South 0 degrees 10 minutes 47 seconds West 134.85 feet along the boundary of said S.R. 152 to the northeastern boundary of the tract of land described in Deed Record 497, pages 385-386, Office of said Recorder; thence North 53 degrees 50 minutes 33 seconds West 60.11 feet along said boundary to the northwest corner of said tract; thence South 0 degrees 25 minutes 35 seconds West 477.66 feet along said boundary; thence South 89 degrees 49 minutes 13 seconds East 40.00 feet along said boundary; thence South 0 degrees 25 minutes 35 seconds West 86.12 feet along said boundary to the south line of said half-quarter section; thence South 89 degrees 36 minutes 20 seconds West 48.87 feet along said south line to the point designated as "5123" on said plat; thence North 0 degrees 24 minutes 29 seconds East 663.25 feet to the north line of said quarter section; thence North 89 degrees 37 minutes 24 seconds East 57.30 feet along said north line to the point of beginning and containing 0.346 acres, more or less.



This description was prepared for the Indiana Department of Transportation by Butler, Fairman & Seufert, Inc.

Given this 9th day of MARCH, 2011.

Jason N. McCort

Jason N. McCort, L.S.
Registered Land Surveyor
State of Indiana, Surveyor No. 20300004

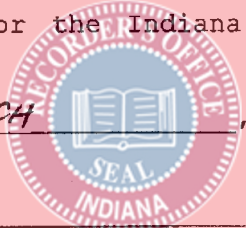
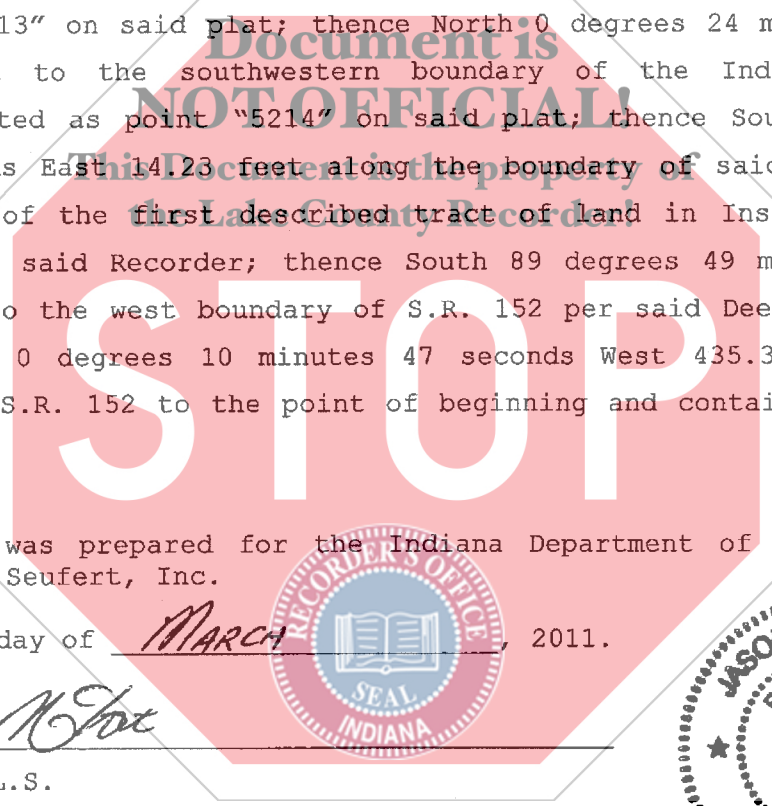


EXHIBIT "A"

Project: NH-N881 (008)
Parcel: 2A Fee
Form: WD-1
Tax I.D.: 45-07-05-176-005.000-023

Sheet: 2 of 2
Code: 4520

A part of the South Half of the Northwest Quarter of Section 5, Township 36 North, Range 9 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 on the south line of said quarter section South 89 degrees 37 minutes 24 seconds West 33.00 feet from the southeast corner of said quarter section, said southeast corner designated as point "108" on said plat, which point of beginning is on the west boundary of S.R. 152 (a.k.a. Indianapolis Boulevard) per Deed Record 92, page 35, Office of the Lake County Recorder: thence South 89 degrees 37 minutes 24 seconds West 57.30 feet along said south line; thence North 0 degrees 24 minutes 29 seconds East 283.90 feet to the point designated as "5212" on said plat; thence North 89 degrees 35 minutes 31 seconds West 10.00 feet to the point designated as "5213" on said plat; thence North 0 degrees 24 minutes 29 seconds East 156.32 feet to the southwestern boundary of the Indiana Harbor Belt Railroad, designated as point "5214" on said plat; thence South 71 degrees 52 minutes 00 seconds East 14.23 feet along the boundary of said Railroad to the northeast corner of the first described tract of land in Instrument No. 2006-002124, Office of said Recorder; thence South 89 degrees 49 minutes 13 seconds East 52.00 feet to the west boundary of S.R. 152 per said Deed Record 92, page 35; thence South 0 degrees 10 minutes 47 seconds West 435.31 feet along the boundary of said S.R. 152 to the point of beginning and containing 0.600 acres, more or less.



This description was prepared for the Indiana Department of Transportation by Butler, Fairman & Seufert, Inc.

Given this 9th day of MARCH, 2011.

Jason N. McCort


Jason N. McCort, L.S.
Registered Land Surveyor
State of Indiana, Surveyor No. 20300004



PARCEL NO. : 2
 PROJECT NO. : NH-N881 (008)
 ROAD NAME : S.R. 152
 COUNTY : LAKE
 SECTION : 5
 TOWNSHIP : 36 N.
 RANGE : 9 W.
 CODE : 4520

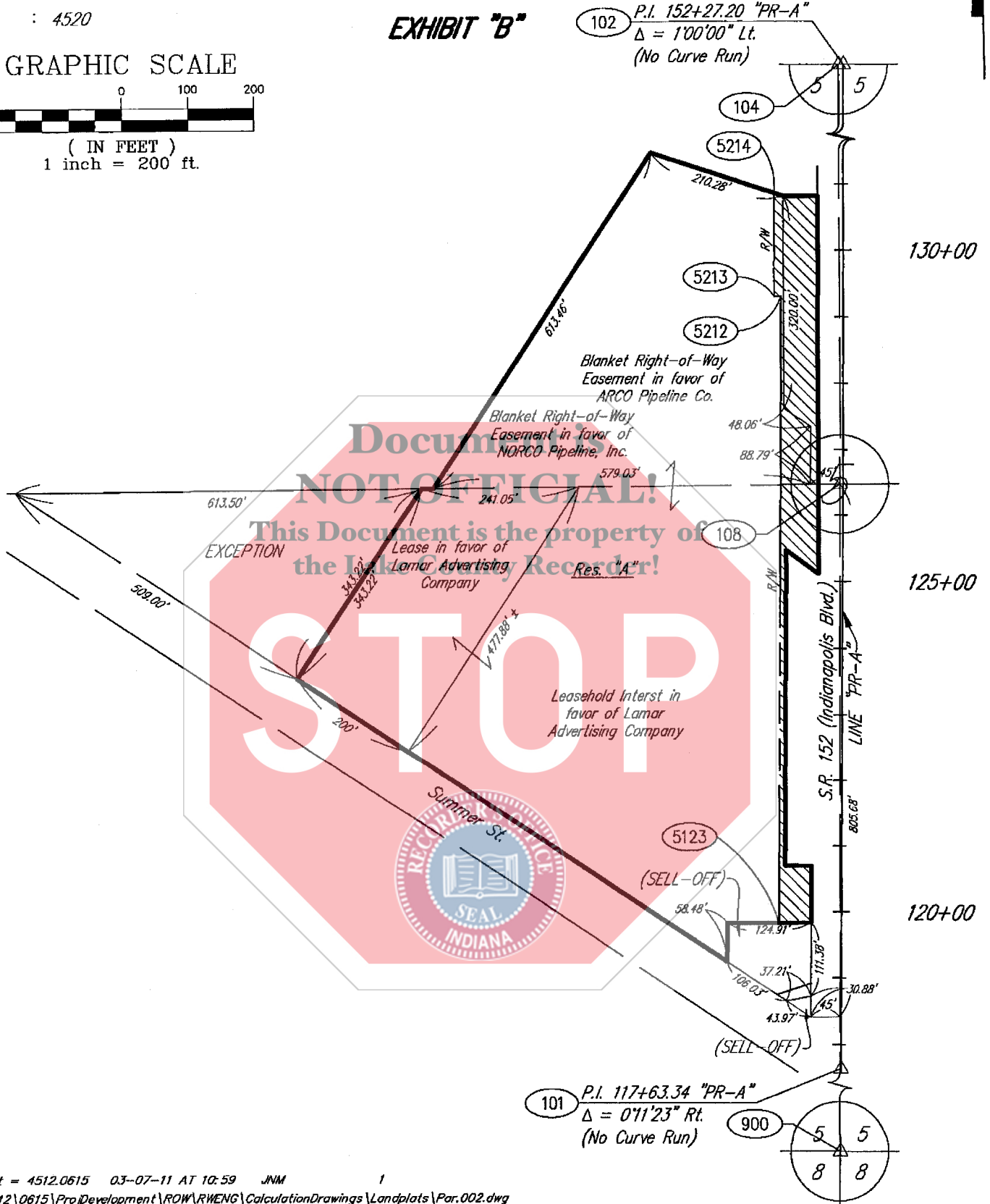
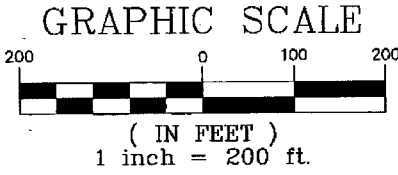
OWNER : JRP REAL ESTATE, LLC
 INSTRUMENT NO. 2006-002124, DATED 10/27/2005
 INSTRUMENT NO. 779301, DATED 11/07/1984 (SELL-OFF)
 INSTRUMENT NO. 95014251, DATED 03/14/1995 (SELL-OFF)

DRAWN BY: CVS 01/17/2011
 CHECKED BY: JNM 01/24/2011
 SCALE: 1" = 200'
 SHEET 1 OF 1

 HATCHED AREA IS THE APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"



PARCEL NO. : 2
 PROJECT NO. : NH-N881 (008)
 ROAD NAME : S.R. 152
 COUNTY : LAKE
 SECTION : 5
 TOWNSHIP : 36 N.
 RANGE : 9 W.
 CODE : 4520

OWNER : JWR REAL ESTATE, LLC

DRAWN BY: CVS 01/17/2011
 CHECKED BY: JNM 01/24/2011

SHEET 2 OF 2

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"

PARCEL COORDINATE CHART

POINT	STATION	OFFSET	CL	NORTH	EAST
5123	+PL(119+82.85)	95.00 Lt.	PR-A	6983.5071	4913.2819
5212	129+30.00	95.00 Lt.	PR-A	7930.6344	4920.0291
5213	129+30.00	105.00 Lt.	PR-A	7930.7056	4910.0294
5214	+PL(130+86.32)	105.00 Lt.	PR-A	8087.0231	4911.1430
SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 101, 102, 104, 108 & 900					

NOTE: STATIONS AND OFFSETS CONTROL OVER BOTH NORTH AND EAST COORDINATES AND BEARINGS AND DISTANCES.



SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Document #2011-004886 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").

ROUTE SURVEY PLAT

Prepared for - INDOT
by Butler, Fairman and Seufert, Inc. (Job #4512.0615)

Project = 4512.0615 03-07-11 AT 11:00 JNM 1
R: \4512\0615\ProDevelopment\ROW\RWENG\CalculationDrawings\Landplats\Par.002.dwg


 Jason N. McCort
 L.S. 20300004
 3/9/2011
 Date