

COPY

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 035619

2013 MAY 16 AM 11:40

MICHAEL D. BROWN
RECORDER

WARRANTY DEED

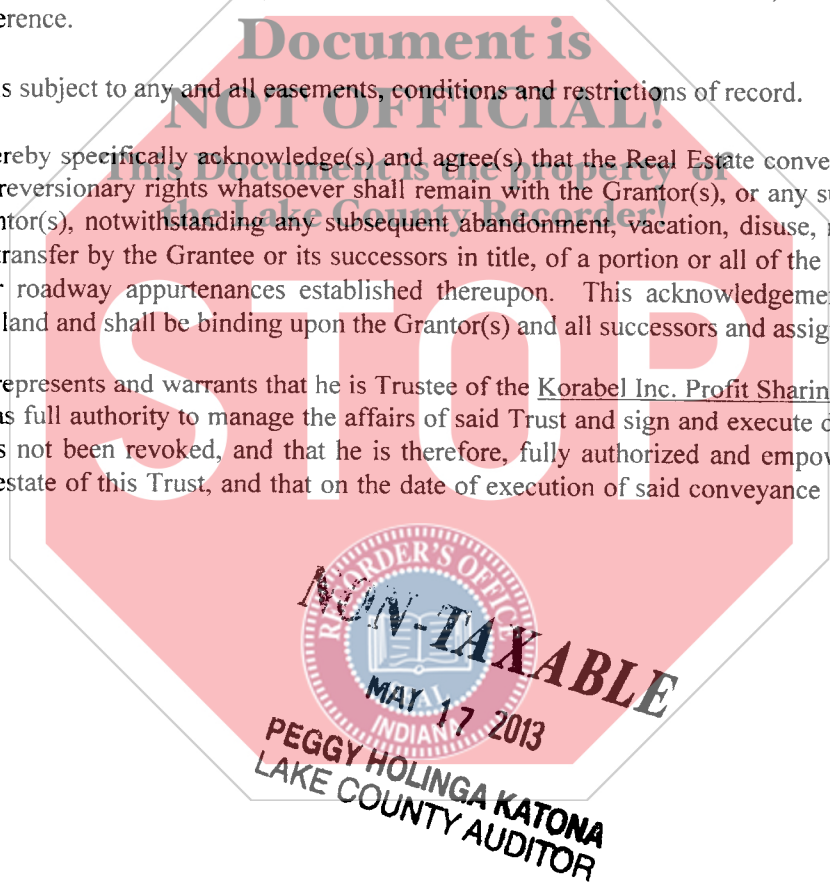
Project: 0900067
Des. No.: 0900067
Parcel: 56
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Ted W. Korabel or his successors as Trustee of the Korabel Inc. Profit Sharing Plan, the Grantor(s), of Lake County, State of Indiana, Convey(s) and Warrant(s) to the **TOWN OF MERRILLVILLE**, the Grantee, for and in consideration of the sum of Six thousand nine hundred Dollars (\$ 6,900.00) (of which said sum \$ 6,900.00 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.

The undersigned represents and warrants that he is Trustee of the Korabel Inc. Profit Sharing Plan, that pursuant to the Trust Agreement he has full authority to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that he is therefore, fully authorized and empowered to convey to the Town of Merrillville real estate of this Trust, and that on the date of execution of said conveyance instruments he had full authority to so act.



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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 2nd day of April, 2013.

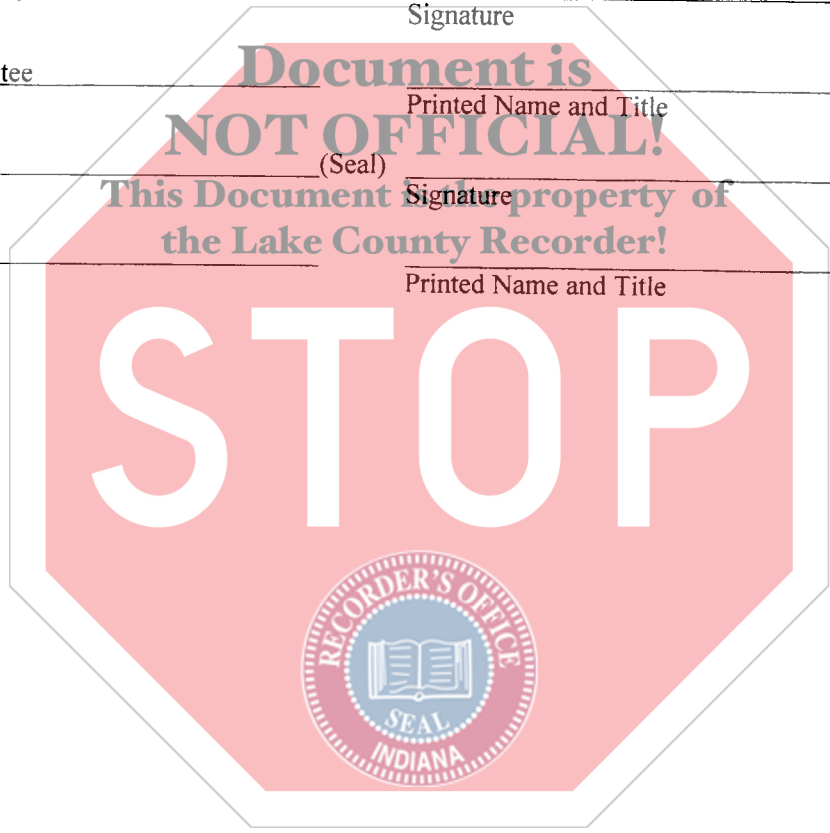
Korabel Inc. Profit Sharing Plan

By Ted W. Korabel Trustee (Seal) _____ (Seal)
Signature _____ Signature _____

Ted W. Korabel, Trustee _____
Printed Name and Title _____ Printed Name and Title _____

Signature _____ (Seal) _____ (Seal)
Signature _____

Printed Name and Title _____ Printed Name and Title _____



Project: 0900067
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STATE OF INDIANA :
COUNTY OF LAKE : SS:

Before me, a Notary Public in and for said State and County, personally appeared Ted W. Korabel, Trustee of the Korabel Inc. Profit Sharing Plan, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 21st day of April, 2013.

William D. Jones
Signature

William D. Jones
Printed Name

My Commission expires 10-24-15

I am a resident of Allen County.

Interests in land acquired by the Town of Merrillville
Grantee mailing address:
13 West 73rd Avenue
Merrillville, IN 46410

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, John P. Bushemi.

This Instrument Prepared by: John P. Bushemi, Attorney at Law, Burke Costanza & Carberry LLP, 9191 Broadway, Merrillville, IN 46410, Attorney No. 3042-45.

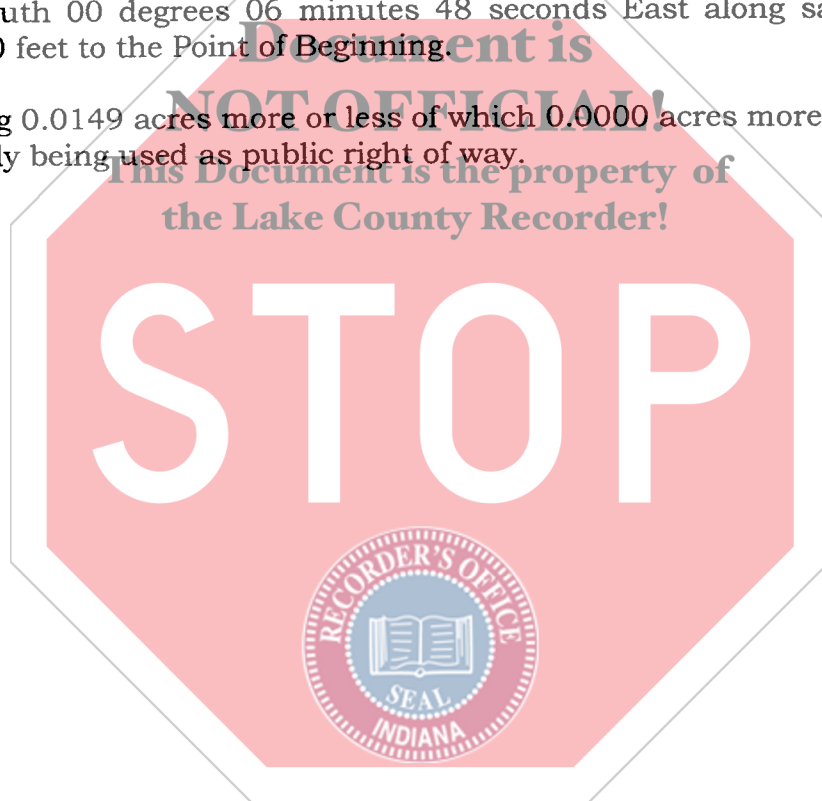


EXHIBIT A

LEGAL DESCRIPTION FOR ROADWAY ACQUISITION

That part of Parcel 2, Westlake Plaza, (being a plat of dedication of part of the Southeast Quarter of Section 22, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana as per plat thereof recorded July 13, 1977 in Plat Book 47, Page 77, and as corrected by Certificates of Correction recorded as document numbers 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana), described as beginning at the southeast corner of said Parcel 2; thence southwesterly along the southerly line of said Parcel 2, being a curve to the left, having a radius of 223.48 feet, an arc length of 40.00 feet, a chord distance of 39.95 feet and a chord bearing of South 74 degrees 42 minutes 18 seconds West; thence North 40 degrees 11 minutes 09 seconds East, 59.61 feet to the east line of said Parcel 2; thence South 00 degrees 06 minutes 48 seconds East along said east line, 35.00 feet to the Point of Beginning.

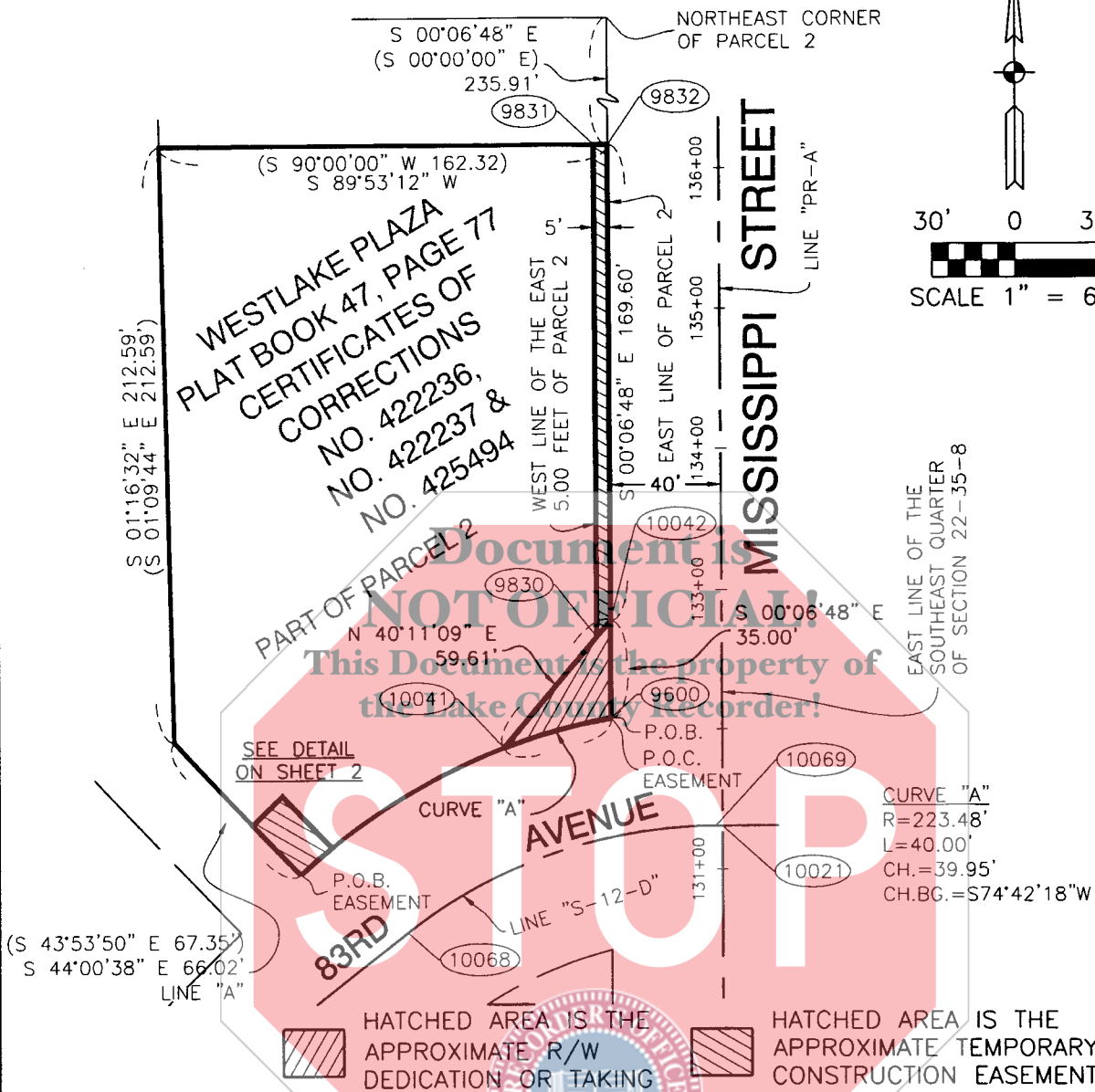
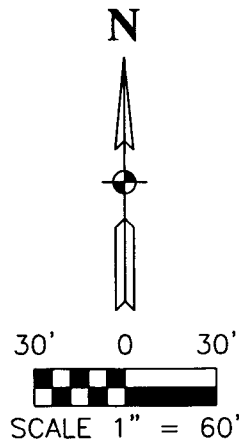
Containing 0.0149 acres more or less of which 0.0000 acres more or less is presently being used as public right of way.



PARCEL 56
DES. NO.0900067

EXHIBIT B RIGHT-OF-WAY PARCEL PLAT

PREPARED BY ROBINSON ENGINEERING



PARCEL: 56
 OWNER: TED W. KORABEL OR HIS SUCCESSORS AS TRUSTEE OF THE KORABEL INC. PROFIT SHARING PLAN
 ROAD: MISSISSIPPI STREET
 PROJECT: _____ J.M.D. (11/17/2010)
 CODE: _____ DRAWN BY:
 COUNTY: LAKE _____ J.M.D. (10/11/2012)
 SECTION: 22 _____ CHECKED BY:
 TOWNSHIP: 35N _____
 RANGE: 8W _____ DES. NO.: 0900067

LEGEND:
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT

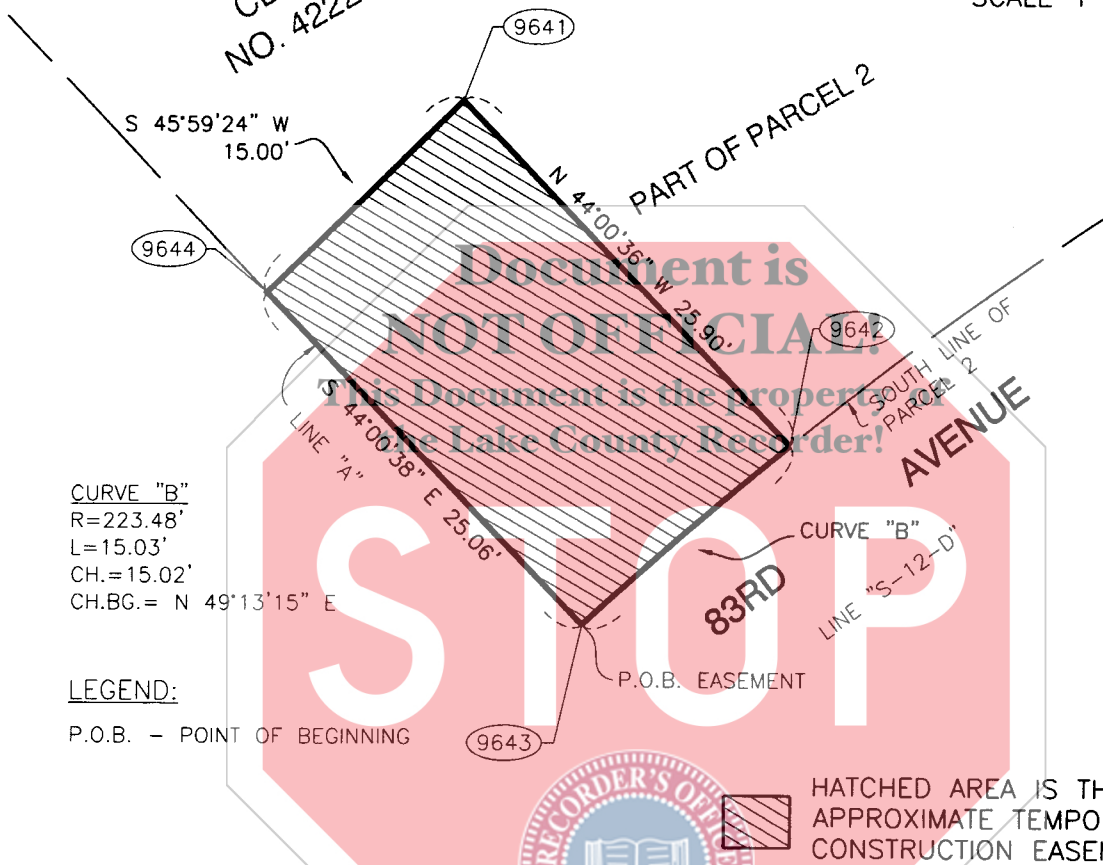
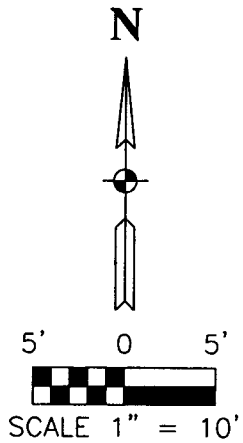
DOC. NO. B 47 P 77	DATED 07/13/1977
DOC. NO. 2008 032722	DATED (ILLEGIBLE)
DOC. NO. 422236	DATED _____
DOC. NO. 422237	DATED _____
DOC. NO. 425494	DATED _____

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS

EXHIBIT B RIGHT-OF-WAY PARCEL PLAT

PREPARED BY ROBINSON ENGINEERING

WESTLAKE PLAZA
PLAT BOOK 47, PAGE 77
CERTIFICATES OF CORRECTIONS
NO. 422236, NO. 422237 & NO. 425494



CURVE "B"
R=223.48'
L=15.03'
CH.=15.02'
CH.BG.= N 49°13'15" E

LEGEND:

P.O.B. - POINT OF BEGINNING

HATCHED AREA IS THE APPROXIMATE TEMPORARY CONSTRUCTION EASEMENT

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ROAD: MISSISSIPPI STREET
PROJECT: _____ J.M.D. (11/17/2010)
CODE: _____ DRAWN BY:
COUNTY: LAKE
SECTION: 22 J.M.D. (10/11/2012)
TOWNSHIP: 35N CHECKED BY:
RANGE: 8W DES. NO.: 0900067

LEGEND:
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

DOC. NO. B 47 P 77	DATED 07/13/1977
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DOC. NO. 422237	DATED _____
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DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS

EXHIBIT B

(CONTINUED)

PARCEL COORDINATE CHART (INDIANA WEST STATE PLANE)

POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
9600	"PR-A"	133+54.17	40.00 LT.	2265837.375	2888825.580
9641	"S-12-D"	8+72.52	66.76 LT.	2265810.073	2888706.837
9642	"S-12-D"	8+75.25	41.00 LT.	2265791.442	2888724.835
9643	"S-12-D"	8+60.24	40.26 LT.	2265781.629	2888713.459
9644	"S-12-D"	8+57.61	65.18 LT.	2265799.651	2888696.049
9830	"PR-A"	133+83.28	45.00 LT.	2265866.469	2888820.523
9831	"PR-A"	135+58.77	45.00 LT.	2266041.961	2888820.176
9832	"PR-A"	135+58.77	40.00 LT.	2266041.971	2888825.176
10021	"PR-A"	133+15.81	0.00 LT.	2265799.092	2888865.656
10022	"PR-A"	137+78.44	0.00 LT.	2266261.718	2888864.742
10041	"PR-A"	133+43.71	78.55 LT.	2265826.838	2888787.048
10042	"PR-A"	133+89.17	40.00 LT.	2265872.375	2888825.511
10068	"S-12-D"	8+77.92	0.00 LT.	2265760.770	2888752.166
10069	"S-12-D"	9+97.52	0.00 LT.	2265799.087	2888863.175

SEE HEREON REFERENCED
LOCATION CONTROL ROUTE
SURVEY PLAT FOR COORDINATE
ORIGIN AND BEARING REFERENCE

Document is NOT OFFICIAL!

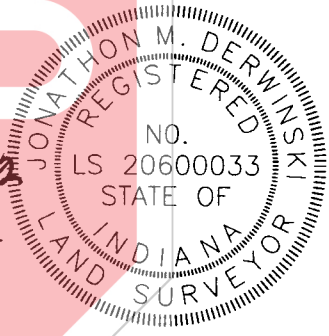
This Document is the property of Lake County Recorder!

SURVEYOR'S STATEMENT

To the best of me knowledge and belief, this plat, together with the Location Control Route Survey Plat recorded October 12, 2012 document number 2012-071600 in the Office of the Recorder of Lake County, Indiana (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12)

Jonathon M. Derwinski 10/12/12

Jonathon M. Derwinski July 31, 2014
Indiana Registered Professional
Land Surveyor No. LS20600033



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