

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 050579

2013 JUL 12 AM 10:04

MICHAEL B. BROWN
RECORDER

LPA WD-1

WARRANTY DEED

Project: 0810443
Parcel: 1
Page: 1 of 3

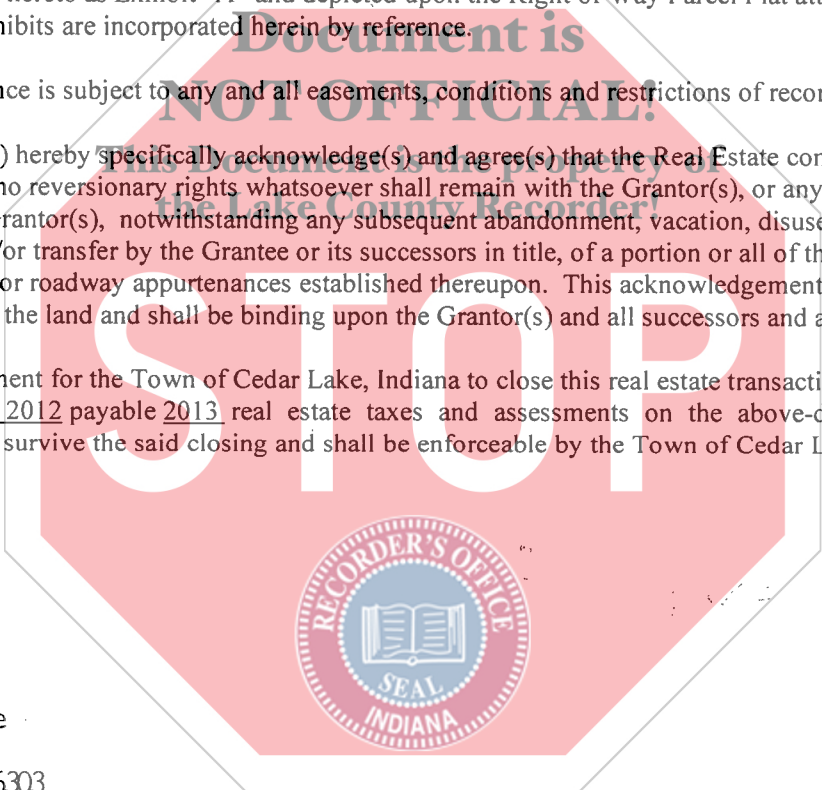
THIS INDENTURE WITNESSETH, That Charles L. Kortokrax and Bonny L. Kortokrax, as Trustees, under the provisions of the Kortokrax Living Trust, dated September 17, 2008 and Charles L. Kortokrax and Bonny L. Kortokrax, Life Estate Interests

the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to **THE TOWN OF CEDAR LAKE, INDIANA**, the Grantee, for and in consideration of the sum of Seven Thousand Seven Hundred Dollars (\$ 7,700.00) (of which said sum \$ 2,700.00 represents land and improvements acquired and \$ 5,000.00 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.

As an inducement for the Town of Cedar Lake, Indiana to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2012 payable 2013 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 Town of Cedar Lake, Indiana in the event of any non-payment.



Mail to:

Town of Cedar Lake
P.O. Box 707
Cedar Lake, IN 46303

AMOUNT \$ 26.00
CASH _____ CHARGE _____
CHECK # 21958
OVERAGE _____
COPY _____
NON-COM _____
CLERK CP

NON-TAXABLE

JUL 12 2013

24263

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Project: 0810443
Parcel: 1
Page: 2 of 3

The undersigned persons executing this deed represent and certify that he/she are Trustees of Charles L. Kortokrax and Bonny L. Kortokrax, as Trustees, under the provisions of the Kortokrax Living Trust, dated September 17, 2008; and that pursuant to the Trust Agreement, have 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 State of Indiana real estate of the Trust; and on the date of execution of said conveyance instruments, it had full authority to so act.

IN WITNESS WHEREOF, the said Grantor(s) have _____ executed this instrument this 22nd day of April, 2013.

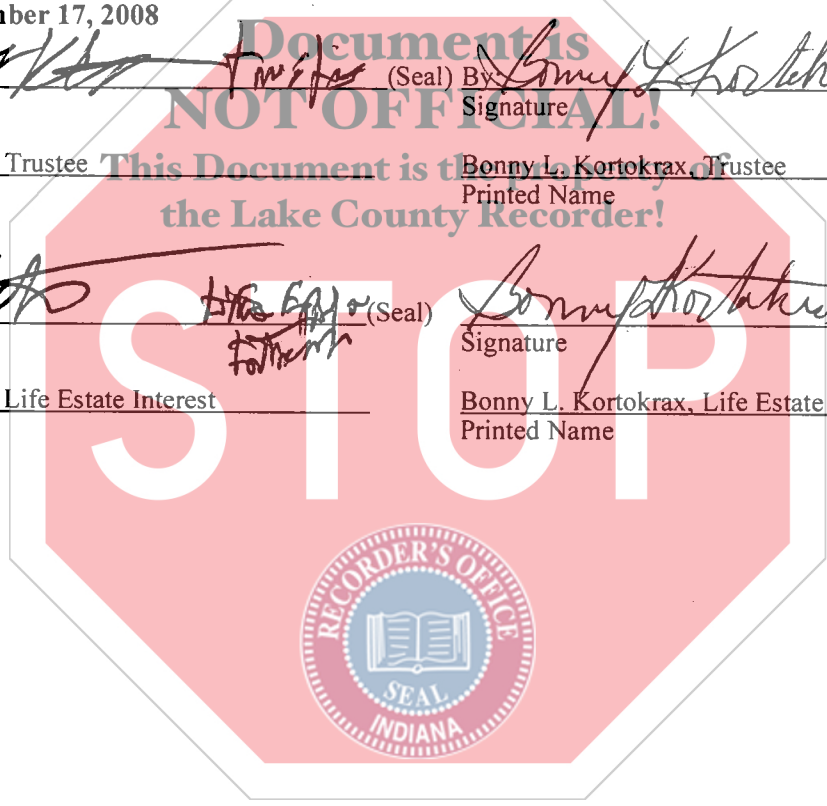
Charles L. Kortokrax and Bonny L. Kortokrax, as Trustees, under the provisions of the Kortokrax Living Trust, dated September 17, 2008

By: [Signature] (Seal) By: [Signature] (Seal)
Signature Signature

Charles L. Kortokrax, Trustee Bonny L. Kortokrax, Trustee
Printed Name Printed Name

[Signature] (Seal) [Signature] (Seal)
Signature Signature

Charles L. Kortokrax, Life Estate Interest Bonny L. Kortokrax, Life Estate Interest
Printed Name Printed Name



Project: 0810443
Parcel: 1
Page: 3 of 3

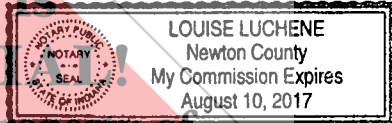
STATE OF Ind. :
COUNTY OF Lake : SS:

Before me, a Notary Public in and for said State and County, personally appeared Charles L. Kortokrax and Bonny L. Kortokrax, as Trustees, under the provisions of the Kortokrax Living Trust, dated September 17, 2008 and Charles L. Kortokrax and Bonny L. Kortokrax, Life Estate Interests, 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 22nd day of April, 2013.

Louise Luchene
Signature

Louise Luchene
Printed Name



My Commission expires 8-10-2017

I am a resident of Newton County.

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

Louise Luchene
Signature
Louise Luchene
Printed Name

This document prepared by David M. Austgen, AUSTGEN KUIPFFER & ASSOCIATES, P.C., 130 N. Main Street, Crown Point, IN 46307



EXHIBIT "A"

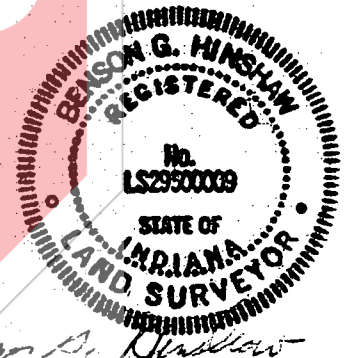
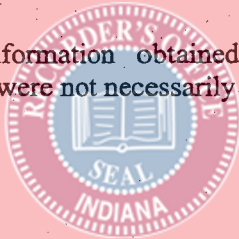
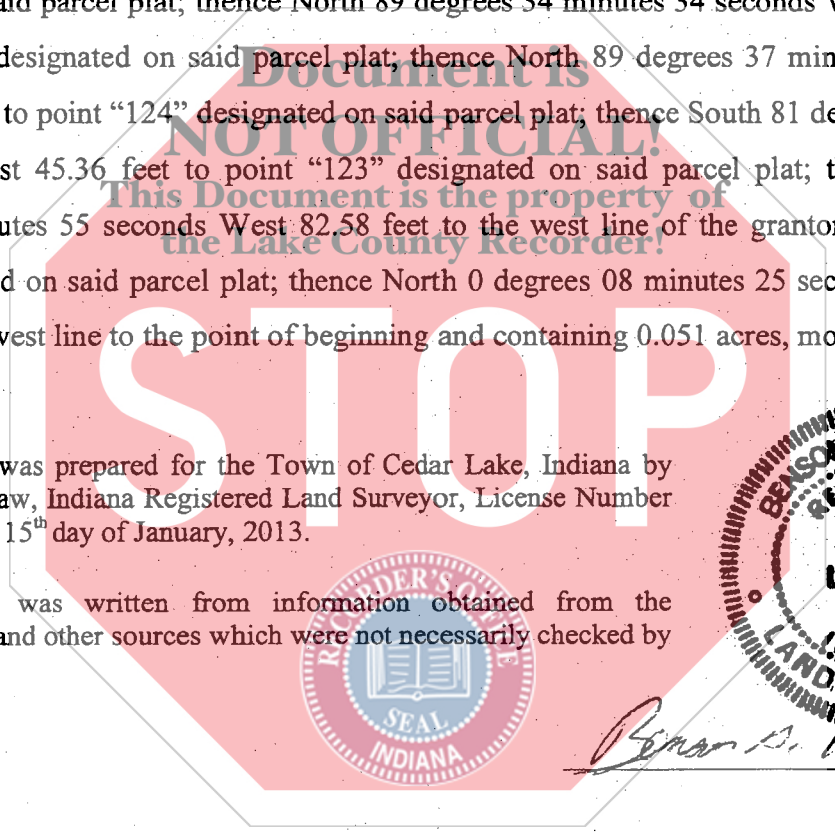
Project: 0810443
Parcel: 1
Tax Key No. 45-15-27-301-004.000-014

Sheet 1 of 1
WD-1
Fee Simple

A part of the Southwest Quarter of Section 27, Township 34 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 as Exhibit "B", described as follows: Beginning at a point on the north line of said quarter section South 89 degrees 53 minutes 50 seconds East 240.35 feet from the northwest corner of said quarter section, said northwest corner being designated as point "5005" on said parcel plat, said point of beginning being the northwest corner of the grantor's land; thence South 89 degrees 53 minutes 50 seconds East 369.65 feet along said north line to the northeast corner of the grantor's land; thence South 0 degrees 08 minutes 25 seconds West 4.88 feet along the east line of the grantor's land to point "103" designated on said parcel plat; thence North 89 degrees 34 minutes 34 seconds West 201.55 feet to point "102" designated on said parcel plat; thence North 89 degrees 37 minutes 48 seconds West 40.74 feet to point "124" designated on said parcel plat; thence South 81 degrees 01 minute 58 seconds West 45.36 feet to point "123" designated on said parcel plat; thence South 89 degrees 59 minutes 55 seconds West 82.58 feet to the west line of the grantor's land at point "122" designated on said parcel plat; thence North 0 degrees 08 minutes 25 seconds East 10.86 feet along said west line to the point of beginning and containing 0.051 acres, more or less.

This description was prepared for the Town of Cedar Lake, Indiana by Benson G. Hinshaw, Indiana Registered Land Surveyor, License Number 29500009, on the 15th day of January, 2013.

This description was written from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.



Benson G. Hinshaw

EXHIBIT "B"

PARCEL PLAT

PREPARED FOR THE TOWN OF CEDAR LAKE, INDIANA

PARCEL: 1
PROJECT: 0810443
SAFE ROUTES TO SCHOOL
COUNTY: LAKE
SECTION: 27
TOWNSHIP: 34 N.
RANGE: 9 W.

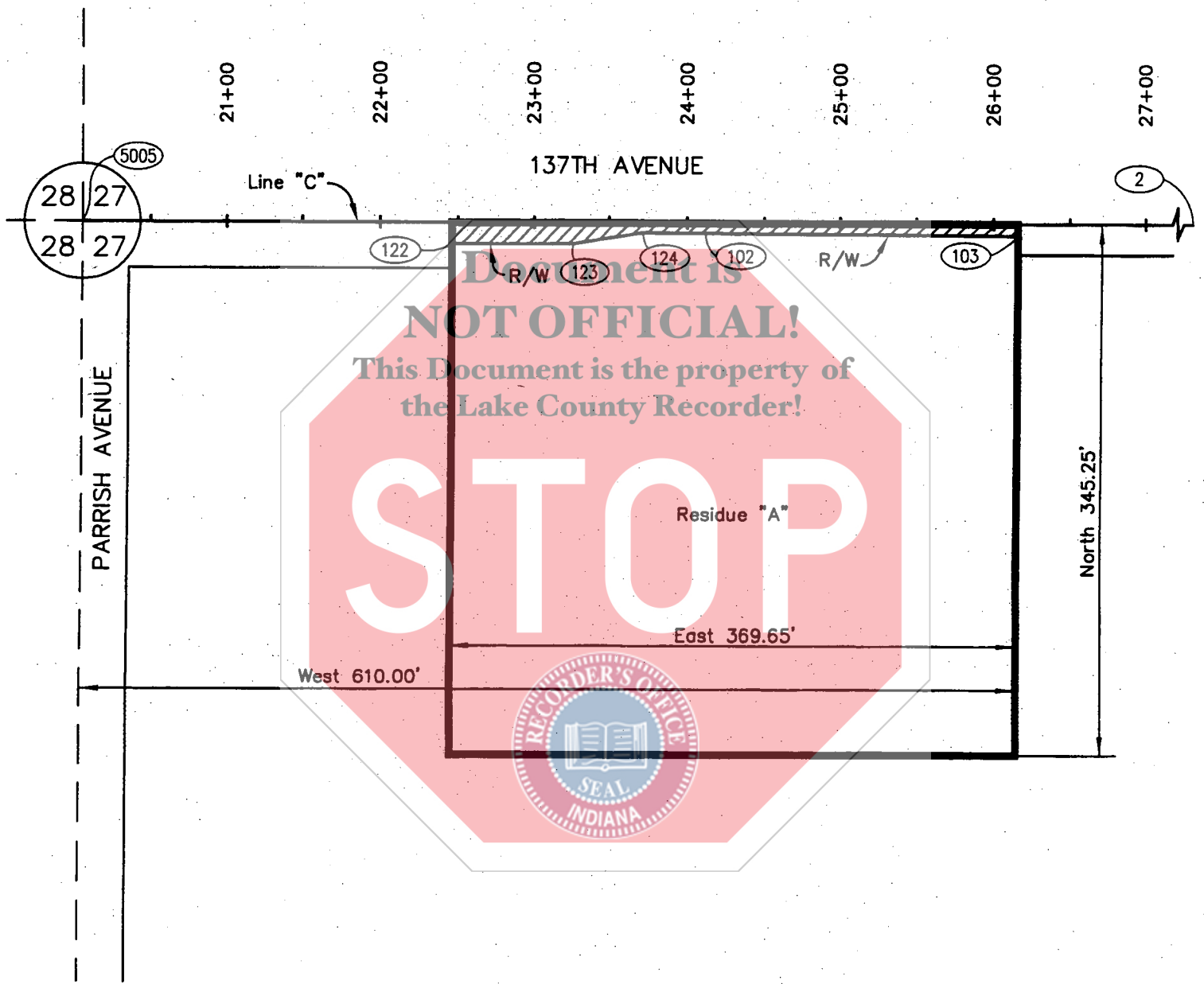
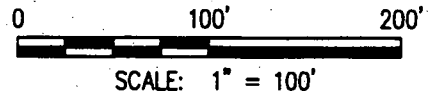
OWNER: KORTOKRAX LIVING TRUST, TRUS. OF
INSTRUMENT NO. 2010 015725 DATED: 3-17-10

DES. NO.: 0810443
DRAWN BY: P.A. McCALLISTER, 9-21-12
CHECKED BY: B.G. HINSHAW, 9-27-12



Hatched area is the approximate taking.

Dimensions shown below are from the above listed record documents.
Centerline stationing tic marks are shown at 50 foot intervals.



This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.

RIGHT-OF-WAY PARCEL PLAT
 PREPARED FOR THE TOWN OF CEDAR LAKE, INDIANA

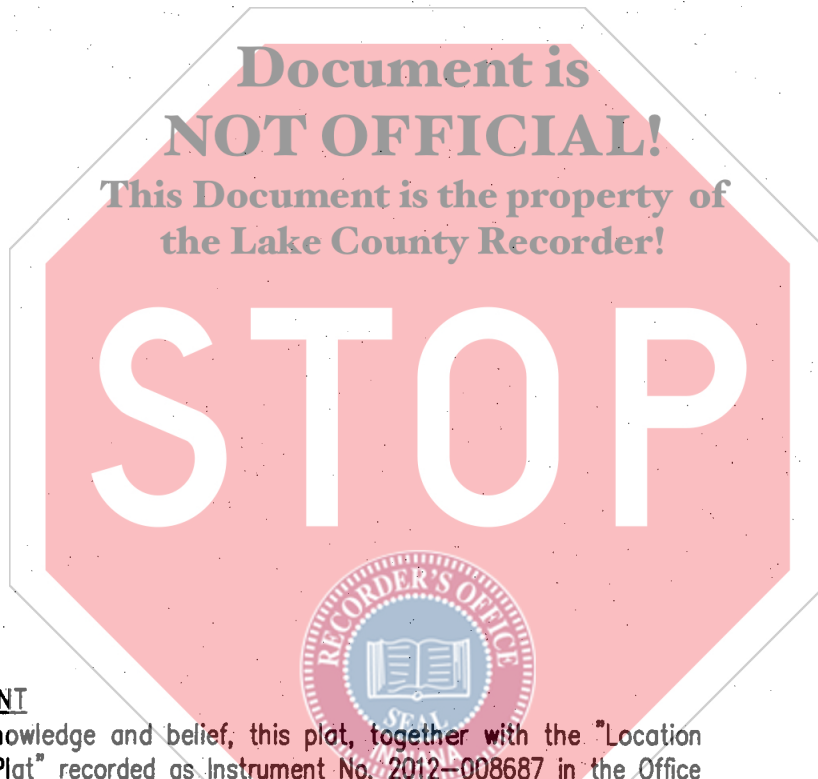
PARCEL: 1
 PROJECT: 0810443
 SAFE ROUTES TO SCHOOL
 COUNTY: LAKE
 SECTION: 27
 TOWNSHIP: 34 N.
 RANGE: 9 W.

OWNER: KORTOKRAX LIVING TRUST, TRUS. OF

DES. NO.: 0810443
 DRAWN BY: P.A. McCALLISTER, 9-21-12
 CHECKED BY: B.G. HINSHAW, 9-27-12

POINT REFERENCE TABLE (ENGLISH UNITS)					
(NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES)					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
2	"C"	P.O.T.(44+44.44)	0'	2230018.6031	2854398.5216
5005	*	*	*	*	*
102	"C"	24+08.45	3.75' Rt.	2230018.5025	2852362.5319
103	"C"	+P(26+10.00)	4.88' Rt.	2230017.0112	2852564.0764
122	"C"	+P(22+40.34)	10.86' Rt.	2230011.6938	2852194.4123
123	"C"	23+22.92	10.71' Rt.	2230011.6958	2852276.9896
124	"C"	23+67.71	3.56' Rt.	2230018.7655	2852321.7923

* See "Location Control Route Survey Plat"



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument No. 2012-008687 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).

First Group
 Engineering Inc.
 5925 Lakeside Blvd.
 Indianapolis, Indiana
 Phone (317) 290-9549

Benson G. Hinshaw
 Benson G. Hinshaw
 Reg. Land Surveyor No. 29500009
 State of Indiana

1-15-13
 Date

