

2013 074609

2013 OCT 11 AM 10:18

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Project: 0900067
Des. No.: 0900067
Parcel: 15
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Southlake Properties, LLC

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 hundred Dollars (\$ 600.00) (of which said sum \$ 600.00 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.

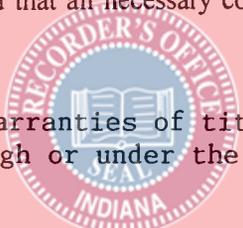
This conveyance is subject to any and all easements, conditions and restrictions of record.

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 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 the Articles of Organization of the Grantor and the Operating Agreement of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the Town of Merrillville real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Grantor expressly limits its warranties of title to the acts of the Grantor only and all persons claiming by, through or under the Grantor.

AMOUNT \$ 28-
CASH _____ CHARGE _____
CHECK # 060542
OVERAGE _____
COPY _____
NON-COM _____
CLERK RA



NON-TAXABLE

OCT 11 2013

**PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR**

26758

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Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) ha s _____ executed this instrument this 8th day of
March _____, 2013.

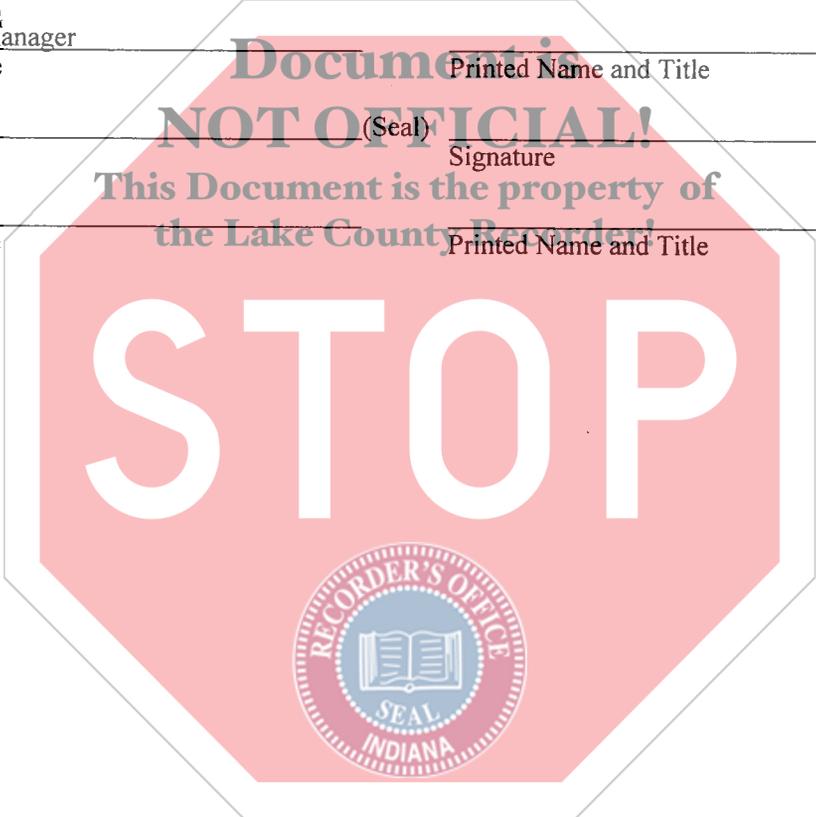
Southlake Properties, LLC

By James Sohacki (Seal) _____ (Seal)
Signature _____ Signature _____

James Sohacki, Manager _____
Printed Name and Title _____ Printed Name and Title _____

Signature _____ (Seal) _____ (Seal)
Signature _____

Printed Name and Title _____ Printed Name and Title _____



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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 James Sohacki, Manager of Southlake Properties, LLC, 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 8th day of March, 2013.

Denise Kessler
Signature
Denise Kessler

Printed Name

My Commission expires June 25, 2016

I am a resident of Porter 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.

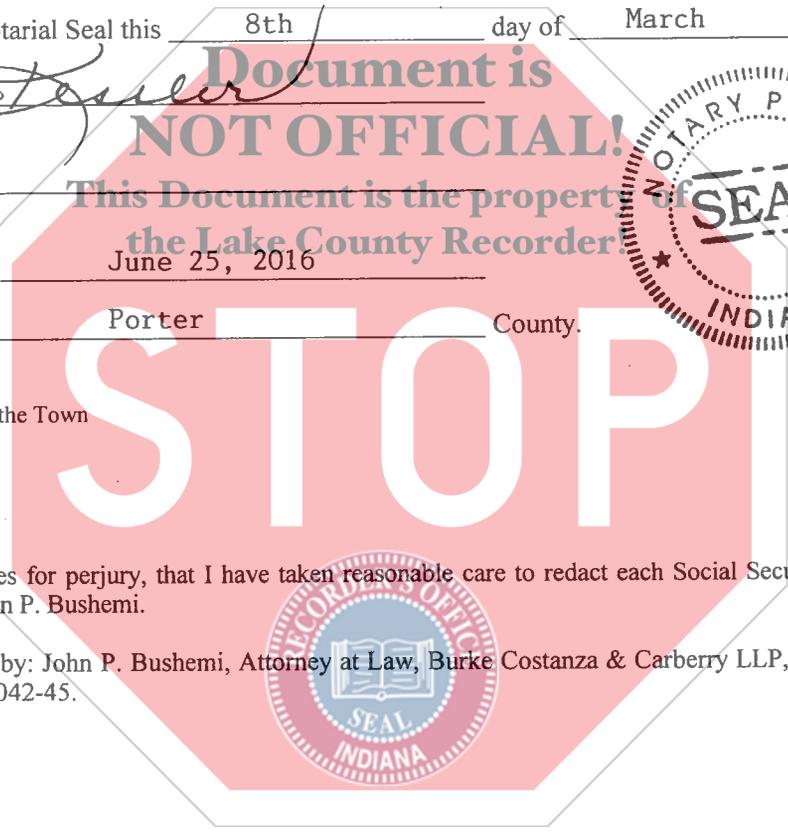


EXHIBIT A

LEGAL DESCRIPTION FOR ROADWAY ACQUISITION

That part of Lot 1-18, Fifth Resubdivision of part of Lot 1 Southlake Industrial Park (being a subdivision in the Southeast Quarter of Section 27, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana, as per plat thereof, recorded May 3, 1985 in Plat Book 59, Page 12 as Document Number 801504 in the Office of the Recorder of Lake County, Indiana), described as beginning at the intersection of the south line of the north 21.00 feet of said Lot 1-18 and the east line of said Lot 1-18; thence North 89 degrees 45 minutes 43 seconds West along said south line, 24.88 feet; thence South 64 degrees 04 minutes 47 seconds East, 27.69 feet to the east line of said Lot 1-18; thence North 00 degrees 06 minutes 48 seconds West along said east line, 12.00 feet to the Point of Beginning.

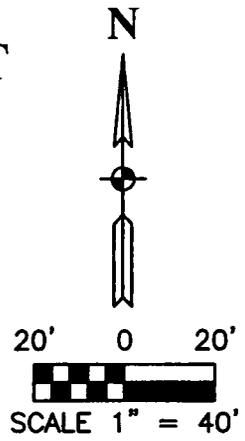
Containing 0.0034 acres more or less of which 0.0000 acres more or less is presently being used as public right of way.



PARCEL 15
DES. NO.0900067

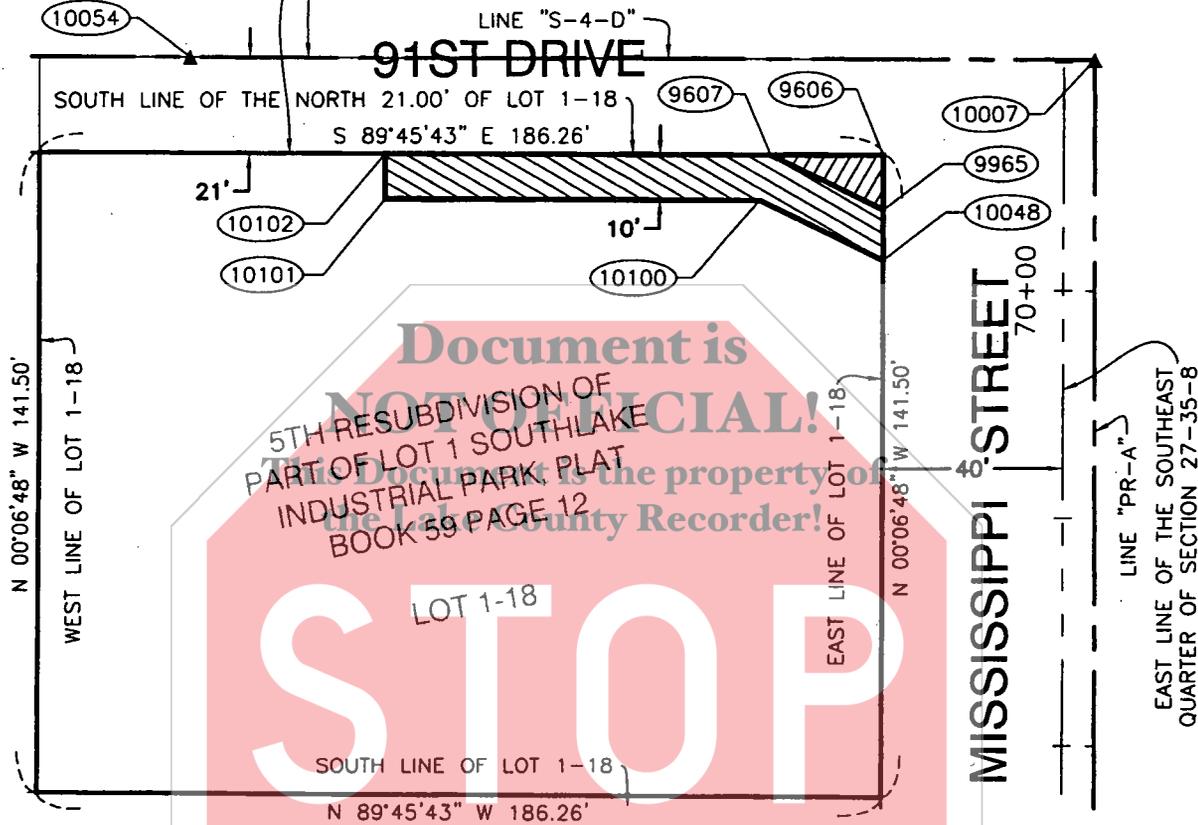
EXHIBIT B RIGHT-OF-WAY PARCEL PLAT

PREPARED BY ROBINSON ENGINEERING



DEDICATED TO THE TOWN OF MERRILLVILLE
BY DOCUMENT NUMBER 2002 058644

SEE DETAIL ON SHEET 2



 HATCHED AREA IS THE APPROXIMATE TEMPORARY CONSTRUCTION EASEMENT

 HATCHED AREA IS THE APPROXIMATE R/W DEDICATION OR TAKING

PARCEL: 15
OWNER: SOUTHLAKE PROPERTIES, LLC

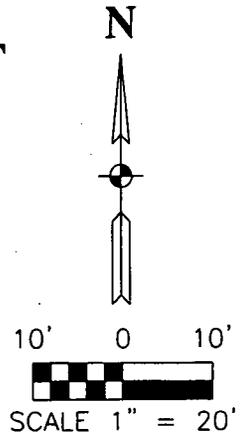
ROAD: MISSISSIPPI STREET
PROJECT: _____ P.A.P. (12/10/2010)
CODE: _____ DRAWN BY:
COUNTY: LAKE J.M.D. (10/11/2012)
SECTION: 27 CHECKED BY:
TOWNSHIP: 35N
RANGE: 8W DES. NO.: 0900067

DOC. NO. 2007 080547 DATED 10/09/2007
DOC. NO. PB 59 P 12 DATED 05/03/1985
DOC. NO. 2002 058644 DATED 06/28/2002
MISC REC. _____ DATED _____

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS

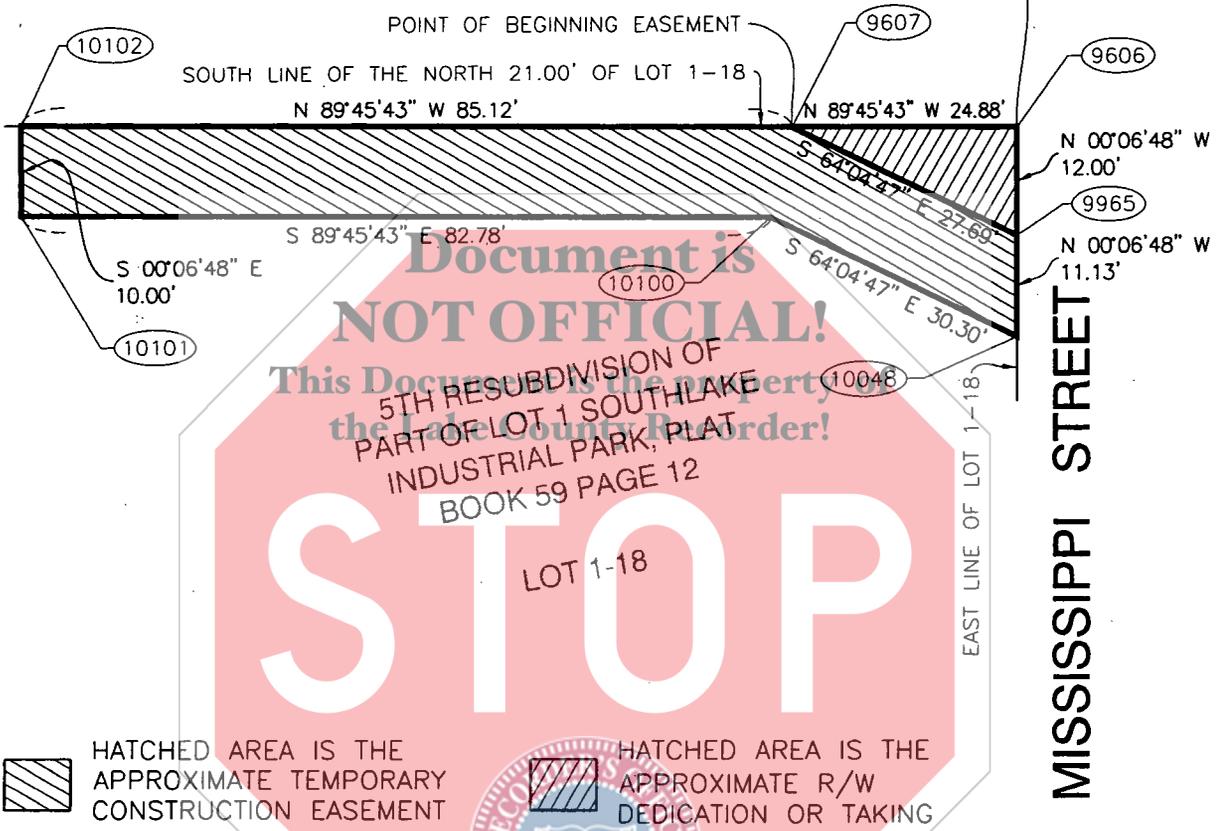
EXHIBIT B RIGHT-OF-WAY PARCEL PLAT

PREPARED BY ROBINSON ENGINEERING



DETAIL:

POINT OF BEGINNING R.O.W. TAKING
POINT OF COMMENCEMENT EASEMENT



 HATCHED AREA IS THE APPROXIMATE TEMPORARY CONSTRUCTION EASEMENT

 HATCHED AREA IS THE APPROXIMATE R/W DEDICATION OR TAKING

PARCEL: 15
OWNER: SOUTHLAKE PROPERTIES, LLC

ROAD: MISSISSIPPI STREET
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DOC. NO. 2002 058644 DATED 06/28/2002
MISC REC. _____ DATED _____

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
9606	"PR-A"	70+30.02	0.00 LT.	2259513.259	2888838.094
9607	"PR-A"	70+30.22	71.75 LT.	2259513.362	2888813.211
9965	"PR-A"	70+18.02	46.89 LT.	2259501.257	2888838.118
10006	"PR-A"	62+71.75	0.00 LT.	2258755.179	2888887.879
10007	"PR-A"	70+50.64	0.00 LT.	2259534.065	2888884.882
10048	"PR-A"	70+06.89	46.91 LT.	2259490.128	2888838.140
10054	"S-4-D"	8+00.00	0.00 LT.	2259534.896	2888684.884
10100	"PR-A"	70+20.24	74.11 LT.	2259503.372	2888810.890
10101	"S-4-D"	8+43.36	31.00 RT.	2259503.716	2888728.116
10102	"S-4-D"	8+43.30	21.00 RT.	2259513.716	2888728.096

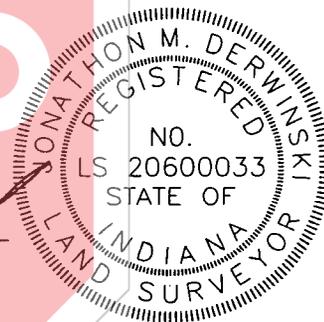
SEE HEREON REFERENCED
LOCATION CONTROL ROUTE
SURVEY PLAT FOR COORDINATE
ORIGIN AND BEARING REFERENCE

**Document is
NOT OFFICIAL!**

**This Document is the property of
SURVEYOR'S STATEMENT Lake County Recorder!**

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



PARCEL: 15
OWNER: SOUTHLAKE PROPERTIES, LLC

ROAD: MISSISSIPPI STREET

PROJECT: _____ P.A.P. (12/10/2010)
CODE: _____ DRAWN BY:
COUNTY: LAKE _____ J.M.D. (10/11/2012)
SECTION: 27 _____ CHECKED BY:
TOWNSHIP: 35N _____
RANGE: 8W _____ DES. NO.: 0900067