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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 006099

2014 JAN 31 AM 10:25

MICHAEL B. BROWN  
RECORDER

**GRANT OF EASEMENT**

THIS INDENTURE WITNESSETH that City of Crown Point, Indiana, an Indiana Municipal Corporation, of Lake County, State of Indiana, herein referred to as "Grantor", does hereby grant and convey to D & L Properties, LLC, an Indiana limited liability company, herein referred to as "Grantee" a permanent easement over the over certain real estate located in Lake County, Indiana, more particularly described as follows:

**SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

The easement is granted by the Grantor to the Grantee for use by Grantee to maintain the location of its HVAC units which currently overlap onto the adjacent real estate owned by Grantor.

Grantor warrants and represents to Grantee that it is the owner in fee simple of the real estate which is subject to this Grant of Easement; that it acquired the real estate by Warranty Deed recorded on May 16, 1947, as Document Number 281102 in the Office of the Recorder of Lake County, Indiana; that it is lawfully seized thereof and has good right to convey the foregoing easement and guarantees the quiet possession thereof; that said real estate is free from all encumbrances, except current taxes and covenants, conditions and restrictions of record; and Grantor will warrant and defend Grantee's title to said easement against all lawful claims.

Grantor shall not erect or place any building, trees, or other permanent structures on the above described easement and Grantee shall not be liable for their removal if they are so placed.

Any damage done by Grantee to Grantor's real estate as a result of the location of Grantee's HVAC units shall be promptly repaired or paid for by the Grantee as determined by the mutual consent of the parties.

IN WITNESS WHEREOF, Grantor has executed this Grant of Easement this 29 day of JANUARY, 2014.

CITY OF CROWN POINT, INDIANA, an Indiana  
Municipal Corporation

By: [Signature]  
Its: Mayor

AMOUNT \$ 16-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 19419  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK pm

**FILED**

JAN 31 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20578



**EXHIBIT A**

Part of the East half of the Northeast Quarter, of the Southeast Quarter of Section Five, Township Thirty-four North, Range Eight West of the 2<sup>nd</sup> P.M., described as follows: Commencing at a point on the East line of Thomas Street in the city of Crown Point, Indiana, 5.06 chains North of the center of Monitor Street in said city, thence Easterly approximately a distance of 138 feet along the South property line of parcel 451605429018000042 commonly known as Babe Ruth Little League Field (henceforth to be known as Babe Ruth Field) to the North West corner of address 614 N Indiana Avenue to the Point of Beginning: thence Easterly along the South property line of Babe Ruth Little League Field a distance of approximately 448 feet to the West ROW line Indiana Avenue in said city to a point 5.06 chains North of the center of said Monitor Street, thence Northerly along the West ROW line of Indiana Avenue 10 feet, thence Westerly a distance of approximately 448 feet, thence Southerly a distance of 10 feet to the point of beginning, in the city of Crown Point, Indiana.

