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45-08-03-357-013.000-004  
45-08-03-357-011.000-004  
45-08-03-357-012.000-004  
45-08-03-353-018.000-004  
45-08-03-357-010.000-004  
45-08-03-353-021.000-004  
45-08-03-353-019.000-004

2014 01053

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT City of Gary, Department of Redevelopment (a/k/a City of Gary and a/k/a City of Gary, Indiana) ("Grantor"), BARGAINS, SELLS AND CONVEYS to Broadway Area Community Development Corporation, an Indiana nonprofit corporation ("Grantee"), for the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Lake County, State of Indiana, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Real Estate").

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successor and assigns, that Grantor will forever defend title to the Real Estate against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, under, by or through, or based upon the acts of Grantor, but not otherwise, subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

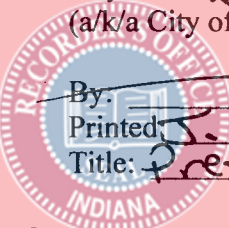
The undersigned person executing this Limited Warranty Deed on behalf of the Grantor represents and certifies that he or she is an officer of Grantor and has been fully empowered, by proper organizational actions, to execute and deliver this Limited Warranty Deed; that the Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor caused this Limited Warranty Deed to be executed this 20<sup>th</sup> day of December, 2013.

City of Gary, Department of Redevelopment  
(a/k/a City of Gary and a/k/a City of Gary, Indiana)

By: J. Forest Hays  
Printed: J. Forest Hays  
Title: President

NOT OFFICIAL!  
This Document is the property of the Lake County Recorder  
JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
FEB 21 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



13-31746 HOLD FOR MERIDIAN TITLE

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20  
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conf

010835

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared J. FOREST HAYES, as PRESIDENT of City of Gary, Department of Redevelopment (a/k/a City of Gary and a/k/a City of Gary, Indiana), who acknowledged execution of the foregoing deed as such officer acting for and on behalf of Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

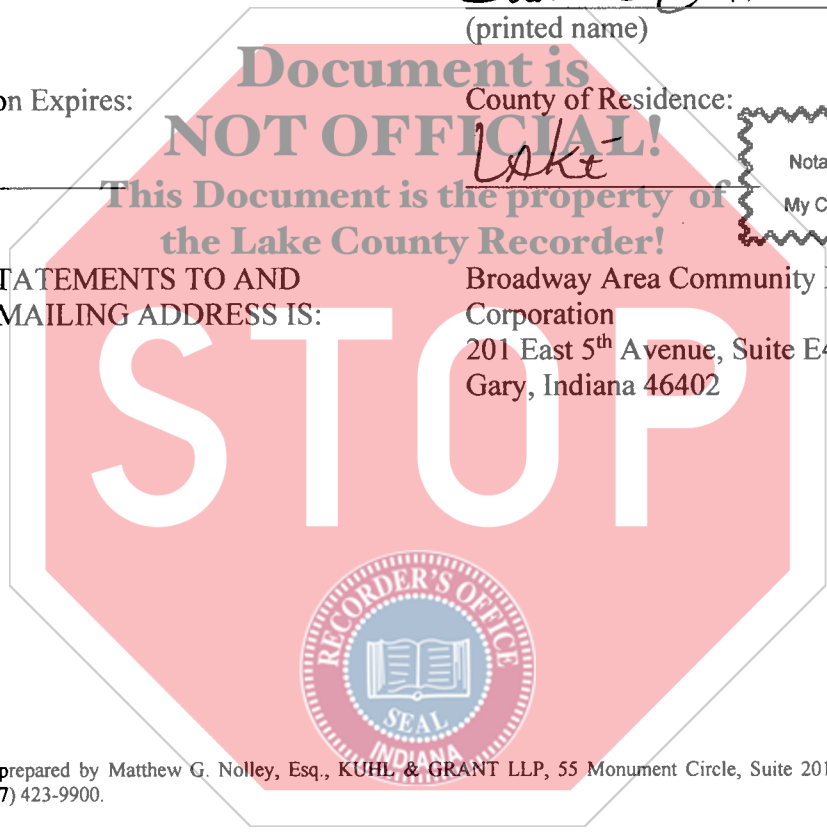
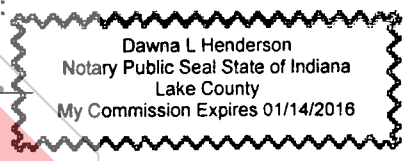
Witness my hand and Notarial Seal this 17<sup>th</sup> day of December, 2013.

Dawna L. Henderson  
(signature)

Dawna L. Henderson  
(printed name) Public

My Commission Expires:  
1/2014

County of Residence:  
Lake



SEND TAX STATEMENTS TO AND GRANTEE'S MAILING ADDRESS IS:

Broadway Area Community Development Corporation  
201 East 5<sup>th</sup> Avenue, Suite E4  
Gary, Indiana 46402

This instrument was prepared by Matthew G. Nolley, Esq., KUHL & GRANT LLP, 55 Monument Circle, Suite 201, Indianapolis, Indiana 46204; Telephone (317) 423-9900.

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. *Matthew G. Nolley, Esq.*

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

PARCEL I:

LOTS 27 THRU 30 IN BLOCK 14 AND LOTS 17 & 18, IN BLOCK 38, IN GARY LAND COMPANY'S FIRST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL II:

LOT 20, IN BLOCK 38, IN GARY LAND COMPANY'S FIRST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

