

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 010533

2014 FEB 21 AM 10:03

MICHAEL B. BROWN
RECORDER

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 18th day of December, 2013.

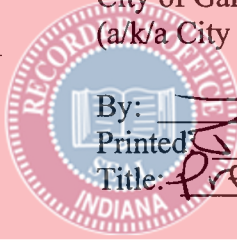
City of Gary, Department of Redevelopment
(a/k/a City of Gary and a/k/a City of Gary, Indiana)

By: _____
Printed: S. Forest Hayes
Title: President

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 21 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
13-2145



HOLD FOR MERIDIAN TITLE

010836 2

\$20
MT
CA

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared J. Forest Amjes, 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 18th day of DECEMBER, 2013.

Dawna L. Henderson
(signature)

Dawna L. Henderson
(printed name)

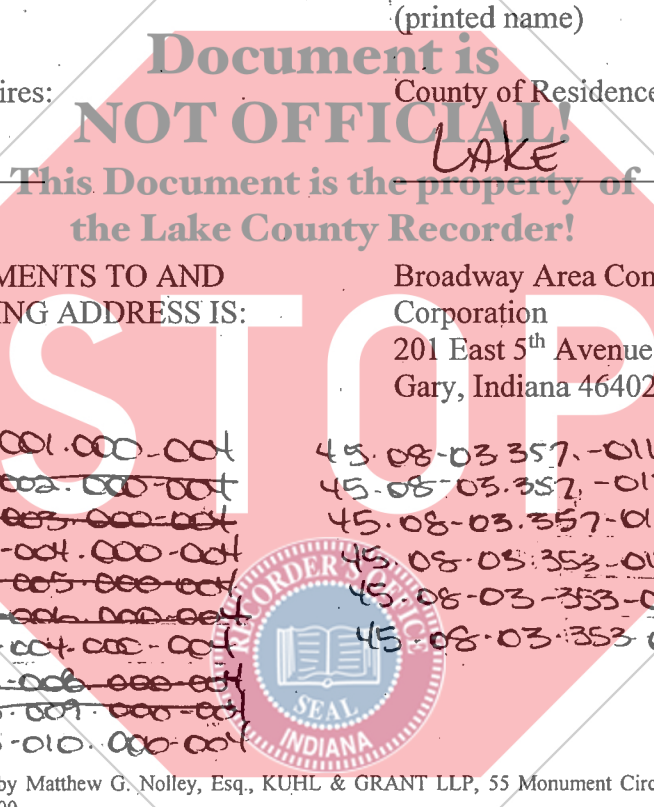
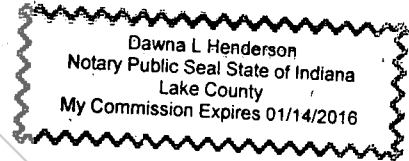
Public

My Commission Expires:

1/2016

County of Residence:

LAKE



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

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

~~45-08-03-356-001-000-004~~
~~45-08-03-356-002-000-004~~
~~45-08-03-356-003-000-004~~
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45-08-05-353-018-000-004
45-08-03-353-019-000-004
45-08-03-353-021-000-004

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

LOTS 1 THROUGH 30 (INCLUSIVE) AND ALSO THE 20-FOOT WIDE ALLEY BEING VACATED PER DOCUMENT 2013074816, ALL IN BLOCK 13 IN GARY LAND COMPANY'S FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

