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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011044

2014 FEB 25 AM 9:57

MICHAEL B. BROWN
RECORDER

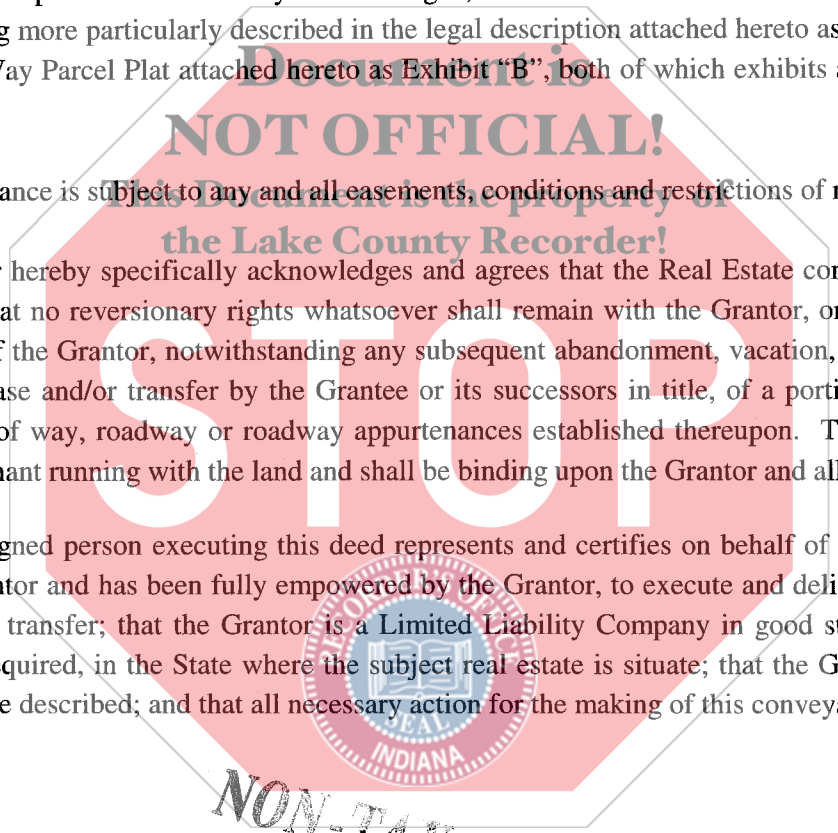
Form WD-1
REV 2009

WARRANTY DEED

State ID: 45-13-06-476-002.000-018
Property Address: 101 West 61st Avenue, Hobart, IN 46342

Project: 61st Ave. - Phase 3
Des. No.: 0900071
Parcel: 56
Page: 1 of 3

THIS INDENTURE WITNESSETH, That NORTHWEST INDIANA SURGICAL CENTER, LLC, an Indiana limited liability company, the Grantor, of Lake County, State of Indiana Conveys and Warrants to the CITY OF HOBART, Indiana, a municipal corporation organized and existing under the laws of the State of Indiana, the Grantee, for and in consideration of the sum of Twenty-four Thousand Eight Hundred Dollars (\$24,800.00) (of which said sum \$20,700.00 represents land and improvements acquired and \$4,100.00 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 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, 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 and all successors and assigns.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that he is the manager of the Grantor and has been fully empowered by the Grantor, to execute and deliver this deed and all other such instruments of transfer; that the Grantor is a Limited Liability Company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

NON-TAXABLE
FEB 25 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

010923

\$24.00
M.E
@ASH

Project: 61st Ave. – Phase 3
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IN WITNESS WHEREOF, the said Grantor have executed this instrument this 22nd day of October, 2013.

NORTHWEST INDIANA SURGICAL CENTER, LLC, an Indiana limited liability company

[Signature]
Signature

Raghuveer P. Nayak, Manager
Printed Name and Title:

STATE OF Illinois
COUNTY OF Cook

Document is NOT OFFICIAL!

Before me, a Notary Public in and for said State and County, personally appeared Raghuveer P. Nayak, manager or NORTHWEST INDIANA SURGICAL CENTER, LLC, an Indiana limited liability company, the Grantor 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.

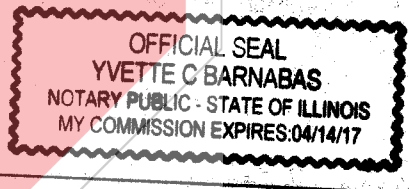
Witness my hand and Notarial Seal this 22nd day of October, 2013.

[Signature]
Signature

Yvette C. Barnabas
Printed Name

My Commission expires 4/14/17

I am a resident of Cook County.



Project: 61st Ave. – Phase 3
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Interests in land acquired by City of Hobart

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Anthony DeBonis, Jr.

This instrument prepared by: Anthony DeBonis, Jr., Hobart City Attorney
Anthony DeBonis, Jr. & Associates Attorneys at Law
214 Main St
Hobart, IN 46342

Grantee's mailing and tax bill address:
414 Main Street
Hobart, IN 46342

Legal Description prepared by Butler, Fairman & Seufert, Inc.

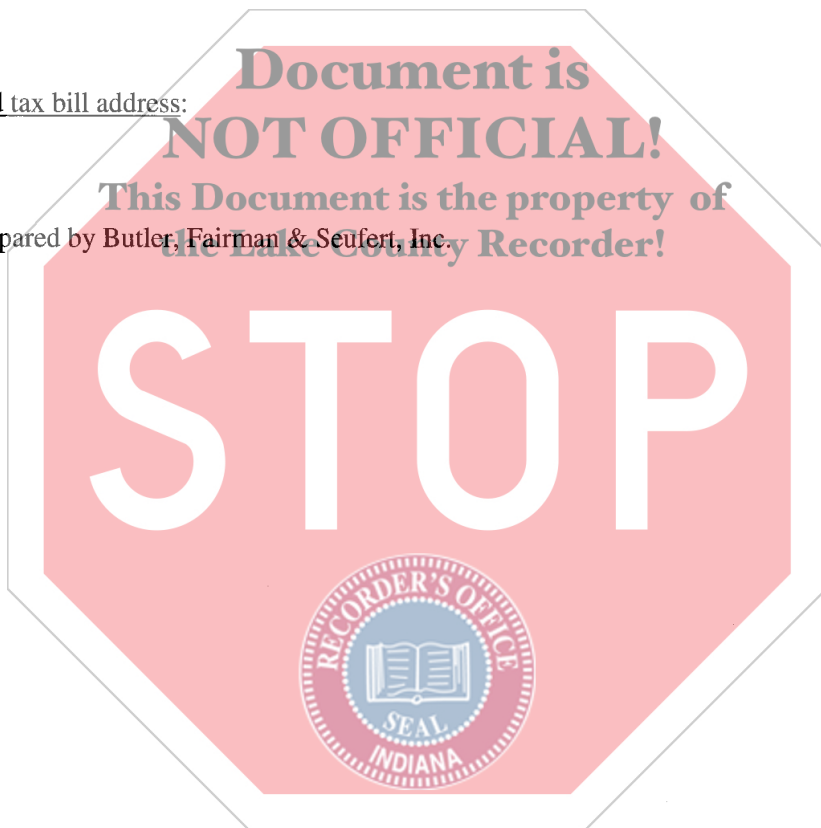


Exhibit "A"
PARCEL 56
61st Avenue, Hobart, Indiana

Key No.: 45-13-06-476-002.000-018

Sheet: 1 of 1

A part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 7 West, Lake County, Indiana and that part of the grantors' land described in Instrument No. 2004 055337 in the Office of the Recorder of Lake County, lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the southeast corner of said section designated as point "701" on said plat; thence North 0 degrees 47 minutes 59 seconds West (assumed bearing) 332.92 feet (328.03 feet per said Instrument) along the east line of said section to the southeast corner of the grantors' land; thence South 89 degrees 39 minutes 13 seconds West 768.19 feet (771.45 feet per said Instrument) along the south line of the grantors' land to the southwest corner of the grantors' land; thence North 0 degrees 52 minutes 55 seconds West 916.67 feet along the west line of the grantors' land to the point of beginning of this description: thence continuing North 0 degrees 52 minutes 55 seconds West 24.66 feet along said west line to the south boundary of 61st Avenue per Instrument No. 99109174 in the office of said recorder; thence South 89 degrees 19 minutes 19 seconds East 484.55 feet along the boundary of said 61st Avenue to the point designated as "818" on said plat; thence South 87 degrees 34 minutes 30 seconds West 450.48 feet to the point designated as "815" on said plat; thence North 89 degrees 45 minutes 58 seconds West 34.05 feet to the point of beginning and containing 0.145 acres, more or less.

Given this 18th day of June, 2012.

Susan M Wood
Susan M. Wood, L.S.
Registered Land Surveyor
State of Indiana, No. 29800005



This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert, Inc.
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PARCEL NO. : 56
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 6
 TOWNSHIP : 35 N.
 RANGE : 7 W.

OWNER : NORTHWEST INDIANA SURGICAL CENTER, LLC
 INSTRUMENT NO. 2004055337, DATED 10/06/2003

DRAWN BY: CVS 06/04/2012
 CHECKED BY: SMW 06/08/2012
 SCALE: 1" = 300'
 SHEET 1 OF 1

 HATCHED AREA IS THE APPROXIMATE TAKING

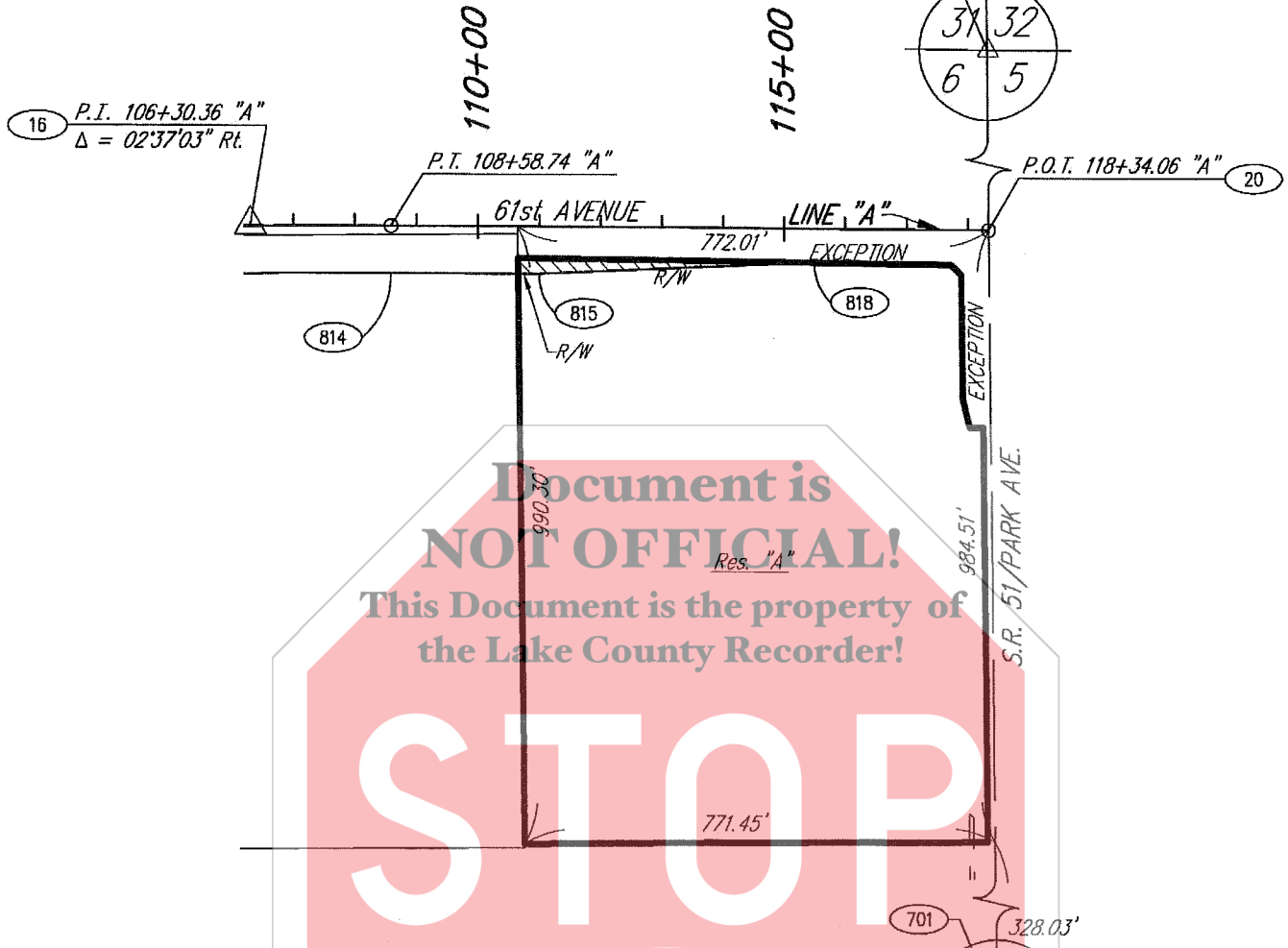
THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"

GRAPHIC SCALE



(IN FEET)
 1 inch = 300 ft.

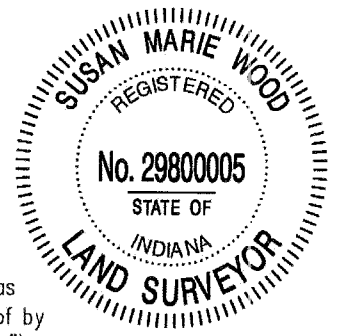


PARCEL COORDINATE CHART

POINT	STATION	OFFSET	CL	NORTH	EAST
818	115+50.00	P.L. (54.10 Rt.)	"A"	2281083.2025	2904392.8242
814	+P.T. (108+58.74)	75.00 Rt.	"A"	2281065.1269	2903701.4808
815	111+00.00	75.00 Rt.	"A"	2281064.1425	2903942.7427

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS 16, 20, 701 & 702

NOTE: STATIONS AND OFFSETS CONTROL OVER NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

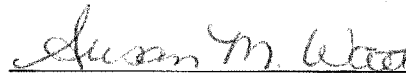


SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument #2011027561 in the Office of the Recorder of LAKE County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

ROUTE SURVEY PLAT

Prepared for - CITY OF HOBART
 by Butler, Fairman and Seufert, Inc. (Job #4950.0601)


 Susan M. Wood
 L.S. 29800005
 6/18/12
 Date