

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 029467

2014 MAY 22 AM 10:26

AUDITOR'S RECORD
MICHAEL S. BROWN
RECORDER

RETURN TO:
NIPSCO/Attn.: Erin Whitehead
200 Civic Center Dr., 8th Floor
Columbus, OH 43215
Grantee's Address and Mail Tax Statements to:
NIPSCO
200 Civic Center Dr., 8th Floor
Columbus, OH 43215

Transfer No. _____
Taxing Unit _____
Date _____

Property Address: 1205 Calumet Avenue

Tax ID No. 45-03-06-153-001.000-023
(partial distribution)

Hammond, Indiana 46320

State ID No. _____

CORPORATE WARRANTY DEED

CLAVEN-CLIFFORD, INC.,

The Grantor

Conveys and Warrants to

NORTHERN INDIANA PUBLIC SERVICE COMPANY, an Indiana Corporation,
The Grantee

For and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to wit:

**This Document is the property of
the Lake County Recorder!**

PARCEL 1 (partial distribution)

LEGAL DESCRIPTION

Lot 40, Lot 41, Lot 4 and the North 20.00 feet of Lot 5, Block 1, Forsythe Sheffield Subdivision in the City of Hammond, as recorded in Plat Book 8, page 18 in the Office of the Recorder of Lake County, Indiana, along with a part of the North/South vacated 16 foot Alley lying South of the North lines of said Lot 4 and Lot 41 and lying North of the South line of the North half of said Lot 4 and Lot 41, more particularly described as follows: Beginning at the Northwest corner of said Lot 41; thence North 88 degrees 39 minutes 59 seconds East along the North line of said Lot 41, the North line of the said vacated Alley and along the North line of said Lot 4, a distance of 264.50 feet to the Northeast corner of said Lot 4; thence South 00 degrees 00 minutes 00 seconds East along the East line of said Block 1, a distance of 70.00 feet to the Southeast corner of the said North 20.00 feet of Lot 5; thence South 88 degrees 39 minutes 59 seconds West along the South line of the said North 20.00 feet of Lot 5, a distance of 123.50 feet to the Southwest corner of the said North 20.00 feet of Lot 5; thence North 00 degrees 00 minutes 00 seconds West along the East line of a 16.00 foot Alley, a distance of 45.00 feet to the South line of said vacated Alley; thence South 88 degrees 39 minutes 59 seconds West along the South line of the said vacated Alley, a distance of 16.00 feet to the West line of a 16.00 foot Alley; thence South 00 degrees 00 minutes 00 seconds West along the West line of said 16.00 foot Alley, a distance of 75.00 feet to the Southeast corner of said Lot 40; thence South 88 degrees 39 minutes 59 seconds West along the South line of said Lot 40, a distance of 125.00 feet to the Southwest corner of said Lot 40; thence North 00 degrees 00 minutes 00 seconds West along the West line of said Block 1, a distance of 100.00 feet to the Point of Beginning.

Subject to covenants, restrictions and easements of record.

FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

HOLD FOR MERIDIAN TITLE CORP

22888

MAY 20 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

14-11393

1800
MT
AD

Subject to legal highways.

Subject to all unpaid taxes and assessments for the year 2013 due and payable in 2014 and for all subsequent years, which the grantees herein agree to assume and pay.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he/she is duly elected or authorized by the Grantor and has been fully empowered by a proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Signed and dated this 16 day of MAY, 2014.

Claven-Clifford, Inc.

By George J Loxas
Its PRESIDENT

STATE OF INDIANA)
LAKE COUNTY)

) SS:

Document is NOT OFFICIAL!

Before me, a Notary Public in and for said County and State, personally appeared George LOXAS and stated under oath that he/she is the President of Claven-Clifford, Inc., and that he/she has been duly authorized to execute and deliver this deed on behalf of Claven-Clifford, Inc., and acknowledged the execution of the foregoing Warranty Deed on MAY 16, 2014.

My Commission Expires:

12/27/14

MARK A. METZGER
NOTARY PUBLIC - OFFICIAL SEAL
State of Indiana, Lake County
My Commission Expires Dec. 27, 2014

Mark A. Metzger, Notary Public
Residing in LAKE County

Grantee's Address:

THIS INSTRUMENT PREPARED BY: Richard A. Nussbaum, II, Attorney at Law, 5th Floor - Plaza Building, 210 S. Michigan St., South Bend, Indiana 46601.

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 - Richard A. Nussbaum, II

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