

5

**LIMITED PARTNERSHIP WARRANTY DEED**

This indenture WITNESSETH that **CARDINAL TERRACE LIMITED PARTNERSHIP**, an Indiana limited partnership ("Grantor"), conveys and warrants to **COMMUNITY REINVESTMENT PROJECT OF EAST CHICAGO, INC**, an Indiana nonprofit corporation ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Lake County, Indiana, and more particularly described on Exhibit A, attached hereto and incorporated herein by reference ("Real Estate").

This conveyance is made subject to the following:

1. All taxes not yet delinquent;
2. All easements, restrictions, commitments, rights-of-way, covenants, agreements and other matters of record.
3. Mortgages of record.

Grantee's mailing address is and send tax statements to 3715 Butternut Ave., East Chicago, IN 46312

The undersigned person executing this deed on behalf of Grantor represents and certifies that they is a duly elected officers of Grantor and has been duly authorized by all necessary action of Grantor to execute and deliver this deed on behalf of Grantor; that Grantor has full corporate power and authority to convey the Real Estate; and that all necessary corporate action for the making of such conveyance has been taken and done.

April, 2013.

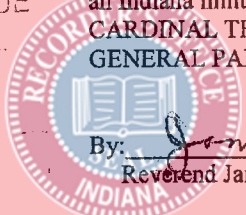
IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed

049483  
 2014 AUG 18 PM 3:56  
 FILED FOR RECORD  
 LAKE COUNTY  
 STATE OF INDIANA  
 MICHAEL B. GORDON  
 CLERK OF COURT



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL.

*Heather Gurnee*



By: *James H. Hunter*  
Reverend James H. Hunter, President

11-33833

**HOLD FOR MERIDIAN TITLE CORP**

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

**AUG 18 2014**

**25865**

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR**

*25-  
MKT  
DN  
NON-com*

STATE OF INDIANA )

) SS:

COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared. Reverend James H. Hunter, President of Cardinal Terrace Development Corp. an Indiana corporation as general partner of Cardinal Terrace Limited Partnership, who, having been first duly sworn, acknowledged the execution of the foregoing Limited Partnership Warranty Deed on behalf of said corporation as general partner.

Witness my hand and Notarial Seal this 10 day of April, 2013.

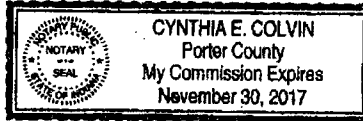
(SEAL)

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Printed Name

I am a resident of \_\_\_\_\_ County, \_\_\_\_\_.

My commission expires:



STATE OF INDIANA )

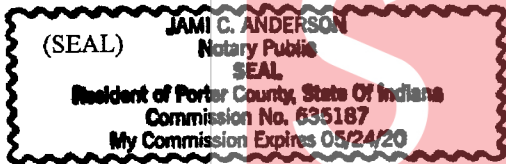
) SS:

COUNTY OF LAKE )

**Document is NOT OFFICIAL!**

Before me, a Notary Public in and for said County and State, personally appeared James D. Combs, President of J.D.C. Inc, an Indiana corporation as partner of PC Development and Indiana Partnership as general Partner of Cardinal Terrace Limited Partnership, who, having been first duly sworn, acknowledged the execution of the foregoing Limited Partnership Warranty Deed on behalf of said corporation as general partner.

Witness my hand and Notarial Seal this 10<sup>th</sup> day of April, 2013.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
Jami C. Anderson  
Printed Name

I am a resident of Porter County, Indiana

My commission expires:

05/24/2020

This instrument was prepared by John W. Boyd, Esq., Barnes & Thornburg, LLP, 11 South Meridian Street, Indianapolis, Indiana 446204-3535

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: John W. Boyd.

**EXHIBIT A**



INDS01 1391946v1

## LEGAL DESCRIPTION

Property Address: 445-513 Chicago Avenue, East Chicago, IN 46312

**PARCEL I:**

LOTS 6 THROUGH 26, BOTH INCLUSIVE, BLOCK 12, SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 25, IN LAKE COUNTY, INDIANA.

**PARCEL II: (Easement Interest Only)**

EASEMENT FOR PARKING LOT, UTILITY CROSSOVERS AND DRIVEWAYS OVER AND UPON LOTS 1 THROUGH 5, BOTH INCLUSIVE, BLOCK 12, SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 25, IN LAKE COUNTY, INDIANA, AS CREATED BY THAT CERTAIN AGREEMENT DATED NOVEMBER 21, 1994 AND RECORDED FEBRUARY 8, 1995, AS DOCUMENT NO. 95007091, MADE BY NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION, TO CARDINAL TERRACE LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP.

**PARCEL III:**

LOT 16, BLOCK 11, SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 25, IN LAKE COUNTY, INDIANA.

**PARCEL IV:**

LOT 48, BLOCK 11, EAST CHICAGO LAND ASSOCIATION ADDITION TO EAST CHICAGO, AS SHOWN IN PLAT BOOK 8, PAGE 16, IN LAKE COUNTY, INDIANA.

**PARCEL V:** PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 40 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF CHICAGO AVENUE IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, WITH THE WEST LINE OF LOT 16, BLOCK 11, SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2; PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WEST ALONG SAID SOUTH LINE OF SAID CHICAGO AVENUE, FOR A DISTANCE OF 24 FEET; THENCE SOUTH 150 FEET ALONG A LINE PARALLEL TO AND 16 FEET EAST FROM THE EAST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILWAY COMPANY, TO THE NORTH LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 11, IN SAID SUBDIVISION; THENCE EAST 24 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

**PARCEL VI:** PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF THE 16 FOOT NORTH-SOUTH ALLEY WITH THE SOUTH LINE OF CHICAGO AVENUE AS SHOWN ON THE PLAT OF EAST CHICAGO LAND ASSOCIATION ADDITION TO EAST CHICAGO, AS SHOWN IN PLAT BOOK 8, PAGE 16, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA; THENCE WEST 75 FEET, ALONG THE SOUTH LINE OF CHICAGO AVENUE, TO THE EAST LINE OF LOT 1, BLOCK 12, SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH,

RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 25, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE NORTH LINE OF A 16 FOOT EAST-WEST ALLEY IN THE AFORESAID BLOCK 12; THENCE EAST, WITH THE EXTENDED NORTH LINE OF SAID 16 FOOT EAST-WEST ALLEY, A DISTANCE OF 75 FEET, MORE OR LESS, TO THE WEST LINE OF THE 16 FOOT NORTH-SOUTH ALLEY; THENCE NORTH, ALONG THE WEST LINE OF SAID 16 FOOT NORTH-SOUTH ALLEY, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL VII: PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 11, SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 25, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF CHICAGO AVENUE; THENCE WESTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 40 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE NORTH LINE OF A 16 FOOT EAST-WEST ALLEY IN THE AFORESAID BLOCK 11; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID 16 FOOT EAST-WEST ALLEY, A DISTANCE OF 40 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 16; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL VIII: PARCEL 7: PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF CHICAGO AVENUE, IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, WITH THE WEST LINE OF LOT 16, BLOCK 11, SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE, WEST ALONG SAID SOUTH LINE OF SAID CHICAGO AVENUE, A DISTANCE OF 80 FEET; THENCE SOUTH 150 FEET ALONG THE EASTERLY LINE OF THE RAILROAD RIGHT OF WAY AS ORIGINALLY CONVEYED BY DEED DATED APRIL 2, 1890 AND RECORDED JUNE 2, 1890, IN DEED RECORD 49, PAGES 375 TO 389, OF THE RECORDS IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, TO THE NORTH LINE OF THE EAST AND WEST ALLEY, EXTENDED, IN SAID BLOCK 11, IN SAID SUBDIVISION; THENCE EAST 80 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING, EXCEPTING THE EAST 64 FEET THEREOF.

