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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 049565

2014 AUG 19 AM 9:21

MICHAEL B. BROWN
RECORDER

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234042-17 ~~PKR~~

the Lake County Recorder!



03562

FILED

AUG 15 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Lake County

Dated: February 28, 2014

Return to:
Corporation Service Company
P.O. Box 2969
Springfield, IL 62708

Parcel Number:

Drafted By:

"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."

Bob Nowak

Bob Nowak

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

[Signature]

21-
OK-12375
DN

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GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated February 28, 2014, is made by American Heartland Homes One, LLC, with an address of 1402 173rd Street [redacted] Hammond, IN 46324 its successors and assigns, hereinafter referred to as "Grantor" in favor of Comcast of Northern Indiana, Inc., with an address of 1500 McConnor Parkway Schaumburg, IL 60173 hereinafter referred to as "Grantee."

The Grantor and the Grantee are parties to a(n) Services Agreement dated February 28, 2014, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and, including, but not limited to, above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") commonly known as American Heartland Homes One, located at 1402 173rd Street [redacted], Hammond, IN 46324 in the County of Lake County, State of Indiana described as follows:

LEGAL DESCRIPTION:
(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the

Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises and for a period of 6 month(s) thereafter.



IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

American Heartland Homes One, LLC
By: Homestead Enterprise Housing, Inc.
Its: Manager

Brian McKerrall
Name: BRIAN McKerrall

By: *Maria Carmen Paniagua*
Name: Maria Carmen PANIAGUA
Title: President

ACKNOWLEDGEMENT OF GRANTOR

STATE OF INDIANA)
COUNTY OF LAKE) ss.

The foregoing instrument was acknowledged before me this 25th day of February, 2014 by MARIA CARMEN PANIAGUA, the PRESIDENT of American Heartland Homes One, LLC, on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

[Signature]
TRUCIA RAY Notary Public
My commission expires: 3/31/2017
County of Residence: LAKE

When Recorded, Return To:
Comcast Cable Communications, LLC
Attention: Janice Boykin
5855 Interface Drive
Ann Arbor, MI 48103

Drafted By:
Bob Nowak
Comcast of Northern Indiana, Inc.
1500 McConnor Parkway
Schaumburg, IL 60173

Parcel ID#: _____

Real Estate Transfer Tax Exemptions:
MCLA 207.526(6)(a); MCLA 207.505(a)



LEGAL DESCRIPTION

[see attached]



DESCRIPTION

LOT 4

ALL OF LOT 4 IN THE COLUMBIA CENTER (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND UNIT 3 AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 104 PAGE 41. LYING IN ITS ENTIRETY IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00° 15' 07" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 583.53 FEET; THENCE NORTH 80° 43' 20" EAST A DISTANCE OF 207.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF LINCOLN PLACE; THENCE SOUTH 00° 28' 12" EAST A DISTANCE OF 52.13 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING IS ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 85.35 FEET AND A CHORD WHICH BEARS SOUTH 06° 34' 02" EAST 52.34 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 42' 40", A DISTANCE OF 53.20 FEET; THENCE SOUTH 45° 05' 10" EAST A DISTANCE OF 548.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 80.37 FEET AND A CHORD WHICH BEARS SOUTH 25° 17' 47" EAST 50.96 FEET; THENCE SOUTHEAST AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 58' 10", A DISTANCE OF 80.11 FEET; THENCE SOUTH 43° 44' 35" WEST A DISTANCE OF 16.77 FEET; THENCE SOUTH 80° 28' 17" WEST A DISTANCE OF 153.78 FEET; THENCE NORTH 07° 54' 55" WEST A DISTANCE OF 22.14 FEET; THENCE NORTH 45° 14' 07" WEST A DISTANCE OF 387.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 97.88 FEET AND A CHORD WHICH BEARS NORTH 22° 22' 01" WEST 75.08 FEET; THENCE NORTHEAST AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 38' 45", A DISTANCE OF 78.13 FEET; THENCE NORTH 00° 30' 05" EAST A DISTANCE OF 126.86 FEET; THENCE NORTH 46° 01' 28" EAST A DISTANCE OF 18.82 FEET TO THE POINT OF BEGINNING; CONTAINING 1.984 ACRES MORE OR LESS.

LOT 3

ALL OF LOT 3 IN THE COLUMBIA CENTER (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND UNIT 3 AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 104 PAGE 41. LYING IN ITS ENTIRETY IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00° 15' 07" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 840.30 FEET; THENCE NORTH 80° 31' 40" EAST, ALONG THE NORTH LINE EXTENDED OF LOT 1 UNIT 1 AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 100 PAGE 74, A DISTANCE OF 205.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF LINCOLN PLACE; THENCE SOUTH 80° 20' 54" EAST A DISTANCE OF 39.98 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00° 30' 05" EAST A DISTANCE OF 81.97 FEET; THENCE NORTH 07° 37' 50" EAST A DISTANCE OF 8.28 FEET; THENCE SOUTH 45° 14' 07" WEST A DISTANCE OF 318.00 FEET; THENCE SOUTH 22° 05' 08" WEST A DISTANCE OF 8.25 FEET; THENCE SOUTH 80° 24' 10" WEST A DISTANCE OF 185.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 83.20 FEET AND A CHORD WHICH BEARS NORTH 39° 00' 28" WEST 104.41 FEET; THENCE NORTHEAST AND NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77° 43' 37", A DISTANCE OF 112.87 FEET; THENCE NORTH 00° 17' 14" WEST A DISTANCE OF 57.77 FEET TO THE POINT OF BEGINNING; CONTAINING 0.647 ACRES MORE OR LESS.

DESCRIPTION

LOT 5

ALL OF LOT 5 IN THE COLUMBIA CENTER (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND UNIT 3 AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 104 PAGE 41. LYING IN ITS ENTIRETY IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00° 15' 07" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 377.16 FEET; THENCE SOUTH 80° 44' 52" EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 80° 44' 52" EAST A DISTANCE OF 84.28 FEET; THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 100.85 FEET; THENCE SOUTH 80° 00' 00" EAST A DISTANCE OF 88.83 FEET TO A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 382.71 FEET, A CENTRAL ANGLE OF 11° 34' 55", AND A CHORD WHICH BEARS SOUTH 00° 17' 27" WEST A DISTANCE OF 77.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 77.38 FEET; THENCE NORTH 80° 43' 29" WEST A DISTANCE OF 158.52 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF COLUMBIA AVENUE; THENCE NORTH 00° 15' 07" EAST A DISTANCE OF 178.38 FEET, ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; CONTAINING 0.481 ACRES MORE OR LESS.

LOT 6&7

ALL OF LOTS 6 & 7 IN THE COLUMBIA CENTER (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND UNIT 3 AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 104 PAGE 41. LYING IN ITS ENTIRETY IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 80° 27' 38" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 378.71 FEET; THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 42.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 173RD AND TO THE POINT OF BEGINNING; THENCE NORTH 80° 27' 38" EAST A DISTANCE OF 171.77 FEET; THENCE SOUTH 00° 30' 26" EAST A DISTANCE OF 159.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 382.71 FEET, A CENTRAL ANGLE OF 11° 34' 55", AND A CHORD WHICH BEARS SOUTH 7° 30' 12" WEST A DISTANCE OF 78.58 FEET; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 78.73 FEET; THENCE CONTINUING ON SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 23' 43" AND A CHORD WHICH BEARS SOUTH 87° 58' 15" WEST 75.88 FEET; THENCE NORTH 30° 31' 50" WEST A DISTANCE OF 74.44 FEET; THENCE NORTH 80° 43' 29" WEST A DISTANCE OF 23.28 FEET; THENCE NORTH 00° 00' 00" WEST A DISTANCE OF 44.78 FEET; THENCE CONTINUING NORTH 00° 00' 00" WEST A DISTANCE OF 83.87 FEET TO THE POINT OF BEGINNING; CONTAINING 0.706 ACRES MORE OR LESS.

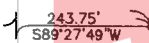
DESCRIPTION

ALL OF LOT 8 IN THE COLUMBIA CENTER (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND, UNIT 3 AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 104 PAGE 41. LYING IN ITS ENTIRETY IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 80° 27' 38" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 568.10 FEET; THENCE SOUTH 00° 30' 26" EAST A DISTANCE OF 42.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 173RD STREET AND THE POINT OF BEGINNING; THENCE NORTH 80° 27' 38" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 173RD STREET TO THE WEST RIGHT-OF-WAY LINE OF CHESTNUT AVENUE A DISTANCE OF 700.87 FEET; THENCE SOUTH 00° 15' 27" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF CHESTNUT AVENUE A DISTANCE OF 188.85 FEET; THENCE SOUTH 80° 27' 40" WEST A DISTANCE OF 801.81 FEET; THENCE NORTH 45° 31' 19" WEST A DISTANCE OF 9.88 FEET; THENCE NORTH 00° 30' 26" WEST A DISTANCE OF 181.80 FEET TO THE POINT OF BEGINNING; CONTAINING 2.708 ACRES MORE OR LESS.

DESCRIPTION

LOT 9



ALL OF LOT 9 IN THE COLUMBIA CENTER UNIT 3 (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 104 PAGE 41. LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 80° 27' 33" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1319.54 FEET TO THE CENTERLINE OF CHESTNUT AVE; THENCE SOUTH 00° 15' 27" WEST ALONG SAID CENTERLINE A DISTANCE OF 250.86 FEET; THENCE SOUTH 80° 27' 49" WEST ALONG THE SOUTH RIGHT-OF-WAY OF 173RD PLACE A DISTANCE OF 243.75 FEET TO THE WEST RIGHT-OF-WAY OF FREEDOM AVENUE AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 80° 27' 49" WEST A DISTANCE OF 204.92 FEET; THENCE SOUTH 00° 32' 12" EAST A DISTANCE OF 8.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 103.00 FEET AND A CHORD WHICH BEARS SOUTH 22° 50' 02" EAST A DISTANCE OF 78.16 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 35' 40" A DISTANCE OF 80.17 FEET; THENCE SOUTH 45° 07' 51" EAST A DISTANCE OF 135.13 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 103.00 FEET AND A CHORD WHICH BEARS SOUTH 67° 25' 00" EAST 78.18 FEET; THENCE SOUTHEAST AND EAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 36' 38", AN ARC LENGTH OF 80.20 FEET; THENCE SOUTH 80° 44' 27" EAST A DISTANCE OF 5.82 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 208.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.873 ACRES MORE OR LESS.

LOT 10

ALL OF LOT 10 IN THE COLUMBIA CENTER UNIT 3 (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 104 PAGE 41. LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 80° 27' 33" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1319.54 FEET TO THE CENTERLINE OF CHESTNUT AVENUE; THENCE SOUTH 00° 15' 27" WEST ALONG SAID CENTERLINE A DISTANCE OF 250.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE EXTENDED; THENCE SOUTH 80° 27' 49" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF 173RD PLACE A DISTANCE OF 488.57 FEET TO THE WEST RIGHT-OF-WAY OF NORTH COURT AND TO THE POINT OF BEGINNING; THENCE SOUTH 80° 27' 48" WEST A DISTANCE OF 234.02 FEET; THENCE SOUTH 46° 24' 48" WEST A DISTANCE OF 7.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 80.00 FEET AND A CHORD WHICH BEARS SOUTH 21° 45' 00" EAST 63.34 FEET; THENCE SOUTH AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 38' 35", A DISTANCE OF 85.13 FEET; THENCE SOUTH 45° 04' 17" EAST A DISTANCE OF 951.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 80.00 FEET AND A CHORD WHICH BEARS SOUTH 67° 24' 22" EAST 88.40 FEET; THENCE SOUTHEAST AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 40' 10", A DISTANCE OF 70.17 FEET; THENCE SOUTH 80° 44' 27" EAST A DISTANCE OF 5.82 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 237.75 FEET; THENCE NORTH 80° 44' 27" WEST A DISTANCE OF 5.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 143.00 FEET AND A CHORD WHICH BEARS NORTH 07° 26' 08" WEST 108.55 FEET; THENCE WEST AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 36' 38", A DISTANCE OF 111.34 FEET; THENCE NORTH 45° 07' 51" WEST A DISTANCE OF 135.13 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 143.00 FEET AND A CHORD WHICH BEARS SOUTH 22° 50' 01" EAST 108.51 FEET; THENCE NORTHWEST AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 35' 40", A DISTANCE OF 111.30 FEET; THENCE NORTH 00° 32' 12" WEST A DISTANCE OF 6.80 FEET TO THE POINT OF BEGINNING; SUBJECT TO ALL EXISTING EASEMENTS, CONTAINING 2.132 ACRES MORE OR LESS.

45-07-18-201-003.000-023