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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 049566

2014 AUG 19 AM 9:21

MICHAEL D. BROWN  
RECORDER

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234042-18 AXR  
the Lake County Recorder!



GRANT OF EASEMENT

American Heartland Homes Two, LLC  
"Grantor"

In Favor Of

Comcast of Northern Indiana, Inc.  
"Grantee"

For the Premises Commonly Known as

American Heartland Homes Two  
1402 173rd Street  
Hammond, IN 46324

Lake County

**FILED**

AUG 15 2014

PEGGY HOLINGA KATONA

Dated: February 28, 2014 LAKE COUNTY AUDITOR

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*

03564

21-1-E  
CL-12374  
DN

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By:

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GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated February 28, 2014, is made by America Heartland Homes Two, LLC, with an address of 1402 173rd Street \_\_\_\_\_ 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 Two, located at 1402 173rd Street \_\_\_\_\_, 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:

America Heartland Homes Two, LLC

*Brian McKeenall*  
Name: BRIAN McKEENALL

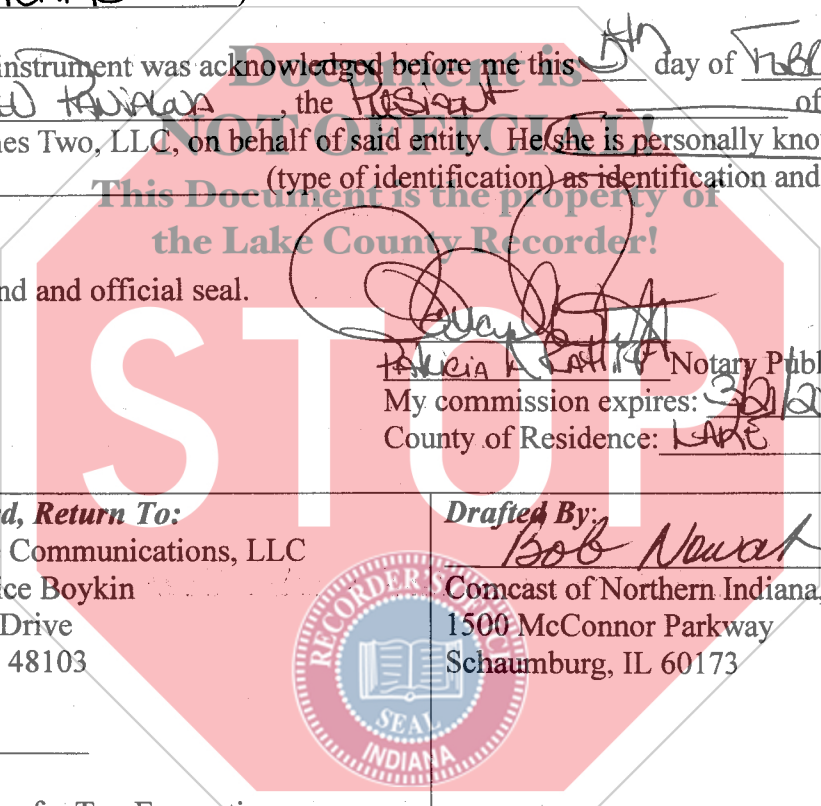
By: *M. Panagou*  
Name: MARIA PANIAGUA  
Title: PRESIDENT

**ACKNOWLEDGEMENT OF GRANTOR**

STATE OF INDIANA )  
COUNTY OF LAKE ) ss.

The foregoing instrument was acknowledged before me this 5th day of FEBRUARY, 2014 by MARIA PANIAGUA, the PRESIDENT of America Heartland Homes Two, 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.



*Lucia A. Rath* Notary Public  
My commission expires: 3/21/2017  
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 Newat*  
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]



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HECO  
7400

**DESCRIPTION**

ALL OF LOT 11 IN THE COLUMBIA CENTER UNIT 4 (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 105 PAGE 11. LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, CONTAINING 2.811 ACRES MORE OR LESS.

1406

45-07-18-208-001.000-023

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**DESCRIPTION**

ALL OF LOT 12 IN THE COLUMBIA CENTER UNIT 5 (A PLANNED UNIT DEVELOPMENT) ADDITION TO THE CITY OF HAMMOND, INDIANA AS RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 105 PAGE 12. LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, CONTAINING 1.320 ACRES MORE OR LESS.

45-07-18-201-004.000-023

