

4

STATE OF INDIANA )  
 ) SS:  
COUNTY OF PORTER )

IN THE PORTER SUPERIOR COURT  
SITTING AT VALPARAISO,  
PORTER COUNTY, INDIANA

CITY OF PORTAGE, )  
PORTAGE BOARD OF WORKS, )

Plaintiff, )

vs. )

CAUSE NO. 64D01-1105-MI-4302

JOHN HUNT and JULIE HUNT, and )  
BAYVIEW LOAN SERVICING, L.L.C., )

Defendants. )

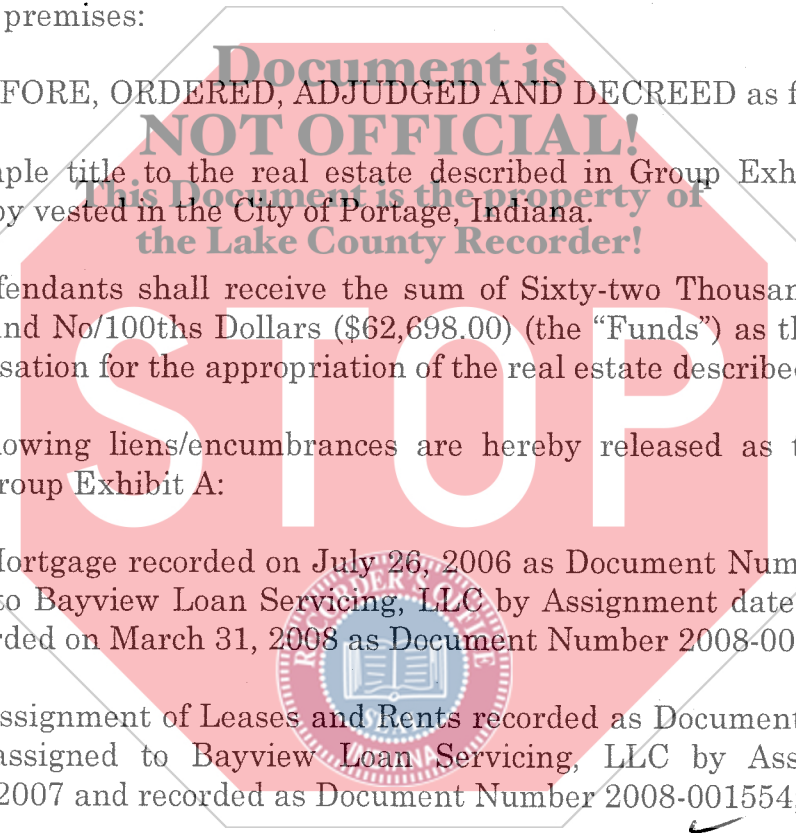
**FILED**  
DEC 29 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
IN OPEN COURT  
DEC 10 2014  
Rogers V. Butler  
JUDGE PORTER SUPERIOR COURT

JUDGMENT

The parties, by counsel, file Consents to Entry of Judgment. The Court being duly advised in the premises:

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED as follows:

1. Fee simple title to the real estate described in Group Exhibit A attached hereto is hereby vested in the City of Portage, Indiana.
2. The Defendants shall receive the sum of Sixty-two Thousand Six Hundred Ninety-eight and No/100ths Dollars (\$62,698.00) (the "Funds") as the total amount of just compensation for the appropriation of the real estate described herein.
3. The following liens/encumbrances are hereby released as to the property described in Group Exhibit A:
  - a. Mortgage recorded on July 26, 2006 as Document Number 2006-22168 and assigned to Bayview Loan Servicing, LLC by Assignment dated December 30, 2007 and recorded on March 31, 2008 as Document Number 2008-008763;
  - b. Assignment of Leases and Rents recorded as Document Number 2006-022169 and assigned to Bayview Loan Servicing, LLC by Assignment dated December 20, 2007 and recorded as Document Number 2008-001554; and
  - c. UCC Financing Statement recorded as Document Number 2005U000311 and the UCC Financing Statement Amendment recorded as Document Number 2010U00189.



082272  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED  
DEC 29 AM 9:22  
FILED BY  
LAKE COUNTY RECORDER

017263 #20023  
4lets  
E 29.00  
M-E

4. The Mortgage, Assignment of Rents and UCC Financing Statement referenced herein in Paragraph 3 remain valid and outstanding as to all real estate not specifically described in Group Exhibit A.

5. The Clerk is directed to distribute the funds tendered by the City of Portage, Portage Board of Works on February 13, 2013 as follows:

a. the sum of \$31,000.00 to Bayview Loan Servicing, LLC; and

b. the balance of the funds tendered in the amount of \$31,698.00, together with all interest earned on the tendered funds, to John Hunt and Julie Hunt.

6. This Judgment shall be recorded in the Offices of the Recorders of Porter County, Indiana and Lake County, Indiana, respectively.

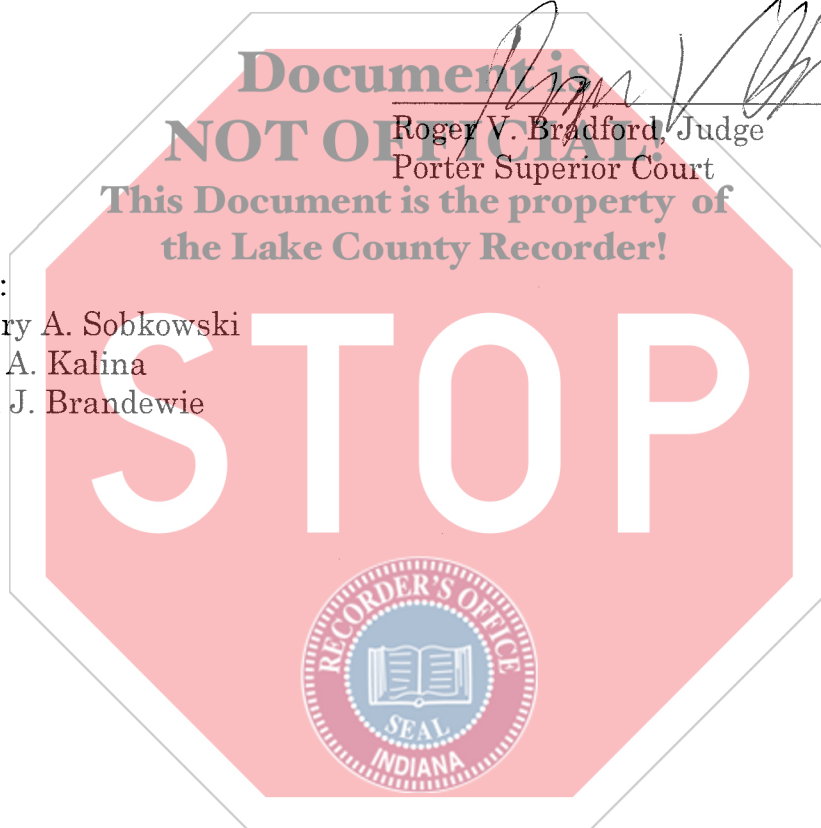
SO ORDERED: \_\_\_\_\_

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

*Roger V. Bradford*  
\_\_\_\_\_  
Roger V. Bradford, Judge  
Porter Superior Court

Distribution:

Gregory A. Sobkowski  
Larry A. Kalina  
David J. Brandewie



Group  
Exhibit "A"

Project: 0810298  
Parcel: 5 Fee Simple (Quit Claim Area)  
Key No.:

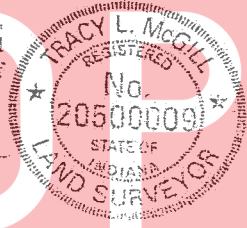
Sheet 1 of 1

A part of Section 16, Township 36 North, Range 7 West, Lake County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at the southwest corner of Lot 28, Block 7, Park Ridge Addition to East Gary, the plat of which is recorded in Plat Book 12, Page 27 in the Office of the Recorder of said County; thence South 89 degrees 51 minutes 8 seconds East 269.34 feet along the south line of said Lot 28 and Lots 19 through 27 of said plat to the southeast corner of said Lot 19, designated as point "1023" on said parcel plat; thence North 80 degrees 36 minutes 46 seconds East 33.38 feet to the east line of said section; thence South 0 degrees 46 minutes 07 seconds East 55.54 feet along said east line to the centerline of Central Avenue; thence North 89 degrees 51 minutes 08 seconds West 302.32 feet along said centerline; thence North 0 degrees 47 minutes 42 seconds West 50.01 feet to the point of beginning and containing 15,208 square feet or 0.649 acres more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project 0810298!

This description was prepared for the City of Portage, Indiana by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 16<sup>th</sup> day of May, 2010.

*[Handwritten signature]*



Group  
Exhibit "A"

Project: 0810298  
Parcel: 5A Fee Simple (Quit Claim Area)  
Key No.:

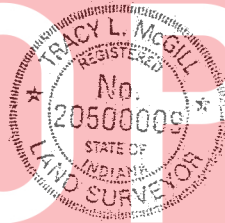
Sheet 1 of 1

A part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 36 North, Range 7 West, Porter County, Indiana, and being that part of the grantors' land 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 northwest corner of the west half of said quarter-quarter section; thence South 0 degrees 46 minutes 07 seconds East 516.64 feet along the west line of said west half to the point of beginning of this description; thence North 89 degrees 36 minutes 46 seconds East 40.50 feet to point "1009" as designated on said parcel plat; thence continuing South 0 degrees 46 minutes 07 seconds East 55.18 feet to the centerline of Central Avenue; thence South 72 degrees 53 minutes 21 seconds West 41.73 feet along said centerline to the west line of said half quarter-quarter section; thence North 0 degrees 46 minutes 07 seconds West 49.50 feet along said west line to the point of beginning and containing 0.048 acres, more or less, inclusive of the presently existing right-of-way which contains 0.013 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project 0810298.

This description was prepared for the City of Portage, Indiana by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 10<sup>th</sup> day of May, 2010.

*Tracy L. McGill*



Group  
Exhibit "A"

Project: 0810298  
Parcel: 5C Fee Simple  
Key No.: 64-05-15-151-003.000-016

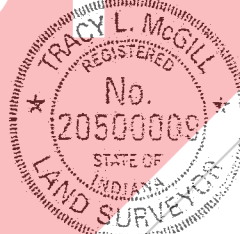
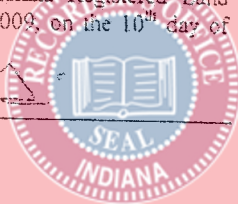
Sheet 2 of 3

A part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 36 North, Range 7 West, Porter County, Indiana, and being that part of the grantors' land 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 northwest corner of the west half of said quarter-quarter section; thence South 0 degrees 46 minutes 07 seconds East 571.82 feet along the west line of said west half to the centerline of Central Avenue; thence North 72 degrees 53 minutes 21 seconds East 114.97 feet along said centerline to the point of beginning of this description; thence North 0 degrees 46 minutes 07 seconds West 45.17 feet; thence northeasterly 98.82 feet along an arc to the left having a radius of 1460.0 feet and subtended by a long chord having a bearing of North 74 degrees 49 minutes 41 seconds East and a length of 98.80 feet to point "1011" as designated on said parcel plat; thence North 77 degrees 12 minutes 03 seconds East 6.35 feet; thence South 0 degrees 46 minutes 07 seconds East 41.19 feet to said centerline; thence South 72 degrees 53 minutes 21 seconds West 106.20 feet along said centerline to the point of beginning and containing 0.100 acres, more or less, inclusive of the presently existing right-of-way which contains 0.035 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project 0810298.

This description was prepared for the City of Portage, Indiana by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 10<sup>th</sup> day of May, 2010.

*Tracy L. McGill*



*Group*  
Exhibit "A"

Project: 0810298  
Parcel: SB Fee Simple  
Key No.: 64-05-15-151-002.000-016

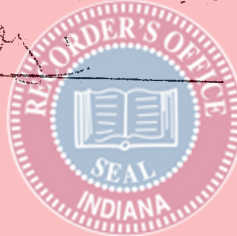
Sheet 1 of 3

A part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 36 North, Range 7 West, Porter County, Indiana, and being that part of the grantors' land 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 northwest corner of the west half of said quarter-quarter section; thence South 0 degrees 46 minutes 07 seconds East 571.82 feet along the west line of said west half to the centerline of Central Avenue; thence North 72 degrees 53 minutes 21 seconds East 41.73 feet along said centerline to the point of beginning of this description; thence North 0 degrees 46 minutes 07 seconds West 49.50 feet to point "1009" as designated on said parcel plat; thence North 76 degrees 6 minutes 36 seconds East 64.50 feet to point "1010" as designated on said parcel plat; thence northeasterly 7.64 feet along an arc to the left having a radius of 1460.0 feet and subtended by a long chord having a bearing of North 76 degrees 55 minutes 01 seconds East and a length of 7.64 feet; thence South 0 degrees 46 minutes 07 seconds East 45.17 feet to said centerline; thence South 72 degrees 53 minutes 21 seconds West 73.24 feet along said centerline to the point of beginning and containing 0.076 acres, more or less, inclusive of the presently existing right-of-way which contains 0.024 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project 0810298.

This description was prepared for the City of Portage, Indiana by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 10<sup>th</sup> day of May, 2010.

*Tracy L. McGill*



Group  
Exhibit "A"

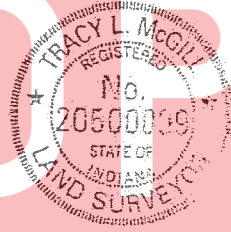
Project: 0810298  
Parcel: 5D Fee Simple  
Key No.: 64-05-15-151-004.000-016

Sheet 3 of 3

A part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 36 North, Range 7 West, Porter County, Indiana, and being that part of the grantors' land 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 northeast corner of the west half of said quarter-quarter section; thence South 89 degrees 46 minutes 30 seconds West 379.37 feet along the north line of said west half to the northeast corner of the grantor's land; thence South 0 degrees 46 minutes 44 seconds East 449.31 feet along the east line of the grantor's land to the point of beginning of this description; thence continuing South 0 degrees 46 minutes 44 seconds East 35.04 feet to the centerline of Central Avenue; thence South 72 degrees 53 minutes 21 seconds West 79.95 feet along said centerline; thence North 0 degrees 46 minutes 07 seconds West 41.19 feet; thence North 77 degrees 12 minutes 03 seconds East 78.44 feet to the point of beginning and containing 0.067 acres, more or less, inclusive of the presently existing right-of-way which contains 0.027 acres, more or less.

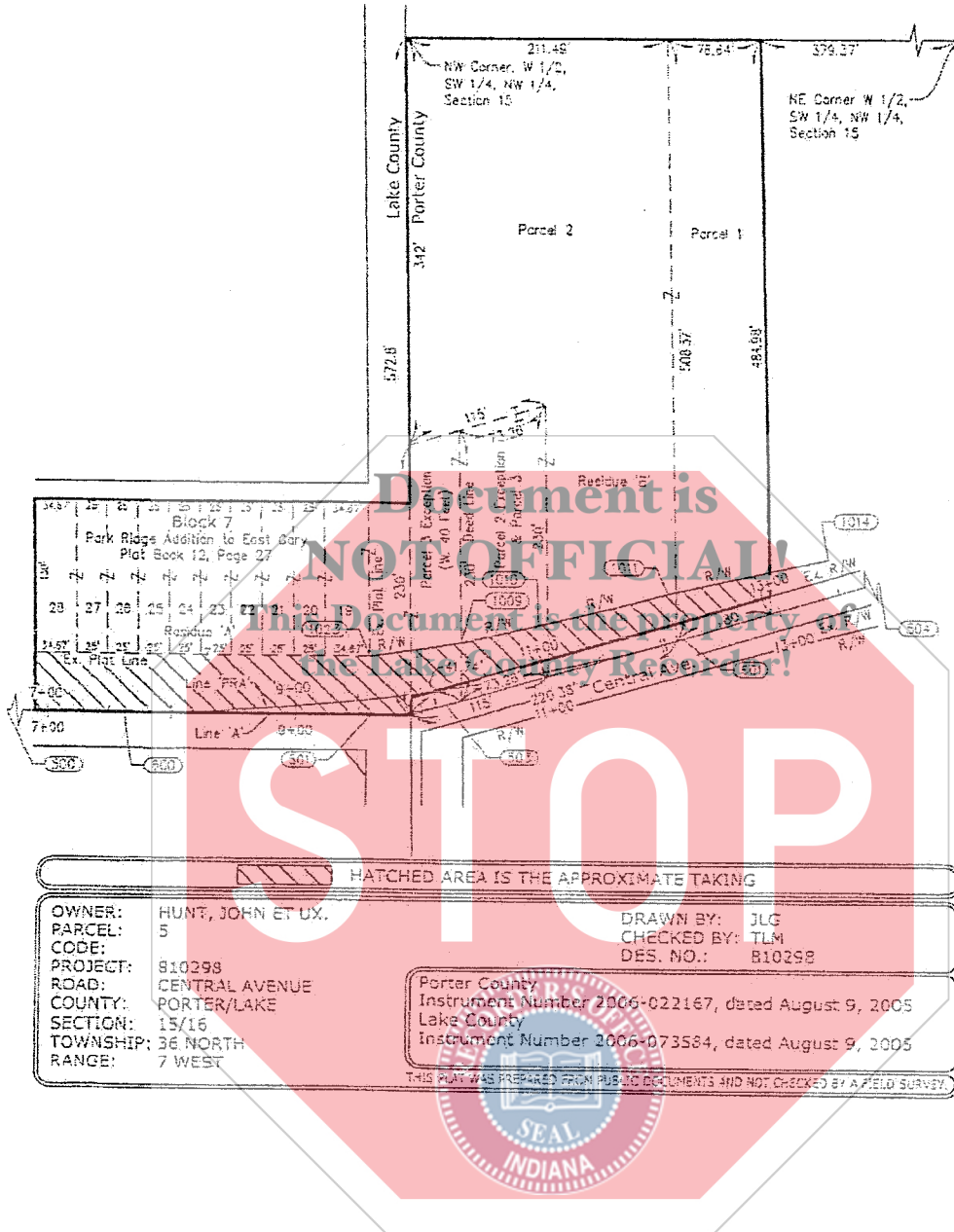
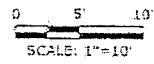
All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project 0810298.

This description was prepared for the City of Portage, Indiana by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 10<sup>th</sup> day of May, 2010.



Group  
 EXHIBIT "A"  
 RIGHT-OF-WAY PARCEL PLAT  
 Prepared For City of Portage  
 by: AMERICAN  
**STRUCTUREPOINT**  
 INC.

SHEET 1 OF 2



HATCHED AREA IS THE APPROXIMATE TAKING	
OWNER: HUNT, JOHN ET UX. PARCEL: 5 CODE: PROJECT: 810298 ROAD: CENTRAL AVENUE COUNTY: PORTER/LAKE SECTION: 15/16 TOWNSHIP: 36 NORTH RANGE: 7 WEST	DRAWN BY: JLG CHECKED BY: TLM DES. NO.: B10298
Porter County Instrument Number 2006-022167, dated August 9, 2005 Lake County Instrument Number 2006-073584, dated August 9, 2005 <small>THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.</small>	