

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 082642

2014 DEC 29 PM 12:00

MICHAEL B. BROWN  
RECORDER

**MAIL TAX BILLS TO:**

**GRANTEE ADDRESS**

**PARCEL NO.**

10010 Donald Fowles Dr  
SE 201  
Munster IN 46321

901 MacArthur Blvd  
Munster IN 46321

45-11-16-127-005.000-036

**TRUSTEE'S DEED**

1404418 CTCCM

THIS INDENTURE WITNESSETH, that **Linda J. Moran**, as **Successor Trustee** under the provisions of a **Trust Agreement** dated the **20<sup>th</sup> day of February 1986**, ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **CONVEYS AND TRANSFERS** to **Munster Medical Research Foundation, Inc. d/b/a/ The Community Hospital** ("Grantee"), the following described real estate in Lake County, Indiana, legally described on Exhibit A attached here.

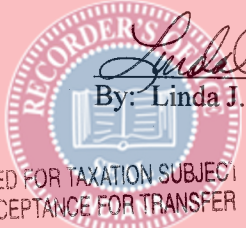
Subject, nevertheless, to the following:

1. The undersigned Successor Trustee executes and delivers this Trustee's Deed in her fiduciary capacity only, and not individually; and Successor Trustee warrants that she is acting in her appointed capacity and within her allotted authority.
2. Covenants, restrictions, and easements of record.
3. Applicable building codes and zoning ordinances.
4. Real estate taxes for 2013 payable 2014 and all years thereafter.
5. Highways and rights of way, ditches and drains, if any, and all rights therein.

Dated this 25th day of November, 2014.

Linda J. Moran, as Successor Trustee under the provisions of a Trust Agreement dated the 20th day of February 1986

*Linda J. Moran* Successor Trustee  
By: Linda J. Moran, successor trustee



FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 29 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

017309

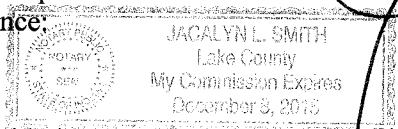
\$26.00  
M.E  
C-T

WILSON TITLE INSURANCE COMPANY

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

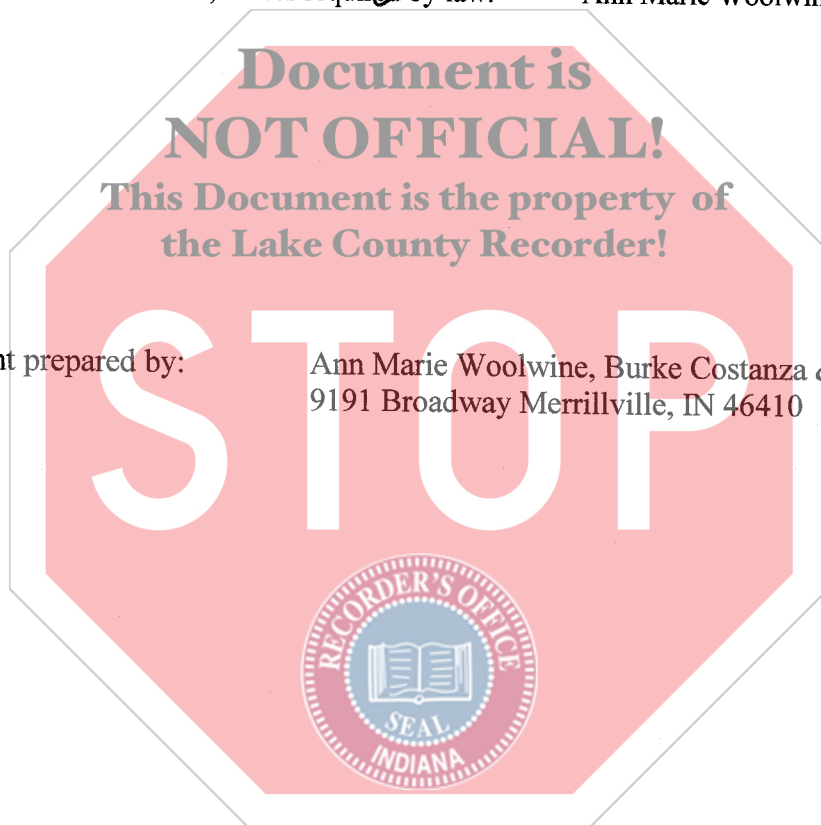
Before me the undersigned, a Notary Public in and for said County and State, personally appeared **Linda J. Moran, as Successor Trustee under the provision of a Trust Agreement dated the 20<sup>th</sup> day of February 1986**, and acknowledged the execution of this instrument this 25<sup>th</sup> day of November, 2014.

My Commission Expires:  
County of Residence:



\_\_\_\_\_, Notary Public

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. Ann Marie Woolwine



This instrument prepared by: Ann Marie Woolwine, Burke Costanza & Carberry LLP,  
9191 Broadway Merrillville, IN 46410

**EXHIBIT A****Parcel 1:**

Part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 35 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, more particularly described as follows: Beginning at the Southwest corner of the Northeast Quarter of the Northwest Quarter, thence East along the South line of the Northeast Quarter of the Northwest Quarter a distance of 594.37 feet to intersection of said line with center line of Old Lincoln Highway (as relocated), thence Northerly and Northeasterly along center line of said highway to intersection of said highway with the South right of way line of U.S. Highway No. 30, thence Westerly along the South right of way line of U.S. Highway No. 30 to the West line of the Northeast Quarter of the Northwest Quarter; thence South 217.16 feet to the place of beginning, in Lake County, Indiana.

**Parcel 2:**

Part of the Southeast Quarter of the Northwest Quarter of Section 16, Township 35 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter, thence South along the West line of the Southeast Quarter of the Northwest Quarter a distance of 149.65 feet to the center line of Old Lincoln Highway; thence Easterly and North easterly along said center line to intersection of said highway with North line of the Southeast Quarter of the Northwest Quarter; thence West along said above North line a distance of 594.37 feet to the place of beginning, in Lake County, Indiana.

Said parcel more particularly described as: That part of the East Half of the Northwest Quarter of Section 16, Township 35 North, Range 9 West of the 2nd Principal Meridian described as; Beginning at the intersection of the South right-of-way line of U.S. Highway No. 30 and the West line of said East Half of the Northwest Quarter of Section 16; thence South 88 degrees 57 minutes 05 seconds East along said South right-of-way line a distance of 394.79 feet; thence Southeasterly along said South right-of-way line a distance of 355.37 feet; as measured along the arc of a curve concave to the Southwest and having a radius of 3763.82 feet, to a point on the centerline of Old Lincoln Highway; thence South 32 degrees 19 minutes 30 seconds West along said centerline a distance of 134.98 feet; thence Southwesterly along said centerline a distance of 277.86 feet as measured along the arc of a curve concave to the Northwest and having a radius of 381.93 feet; thence South 74

degrees 00 minutes 30 seconds West along said centerline a distance of 171.30 feet; thence South 87 degrees 35 minutes 56 seconds West along said centerline a distance of 295.09 feet to a point on the West line of the East Half of the Northwest Quarter of Section 16; thence due North along said West line a distance of 367.01 feet to the point of beginning, all in the Town of Schererville, containing 4.9087 acres, more or less.

**EXCEPTING THEREFROM:**

Building "D" in Sherwood Creek Plaza Addition, a Planned Unit Development, to the Town of Schererville, as per plat thereof recorded in Plat Book 69 page 7, in the Office of the Recorder of Lake County, Indiana, more particularly described as: Commencing at the intersection of the Northerly right-of-way line of Old Lincoln Highway (Joliet Street) and the West line of the East 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 9 West of the 2nd Principal Meridian; thence North 87 degrees 35 minutes 56 seconds East, along said Northerly right-of-way line 165.93 feet; thence continuing along said right-of-way line Northeasterly on a curve concave to the Northwest, having a radius of 1043.35 feet, an arc length of 105.35 feet; thence North 12 degrees 41 minutes 40 seconds East, 175.50 feet; thence South 90 degrees 00 minutes 00 seconds East, 78.18 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, 142.0 feet to the Southerly right-of-way line of U.S. Rte. 30; thence North 88 degrees 57 minutes 05 seconds East, along said right-of-way line, 7.35 feet; thence continuing along said line Northeasterly on a curve concave to the Southwest having a radius of 3763.82 feet, an arc length of 243.4 feet; thence South 26 degrees 45 minutes 12 seconds East, 69.95 feet to the Northwesterly right-of-way line of said Joliet Street; thence South 32 degrees 19 minutes 30 seconds West along said right-of-way line, 48.70 feet; thence continuing on said right-of-way line Southwesterly on a curve concave to the Northwest, having a radius of 341.93 feet, an arc length of 144.90 feet; thence North 37 degrees 00 minutes 00 seconds West, 96.04 feet; thence North 90 degrees 00 minutes 00 seconds West, 97.29 feet to the point of beginning.

**ALSO EXCEPT:**

Building C in Scherwood Creek Plaza Addition, a Planned Unit Development to the Town of Schererville as shown in Plat Book 69, page 7 in the Office of the Recorder Lake County, Indiana more particularly described as beginning at the intersection of the Northerly right-of-way line of Old Lincoln Highway (Joliet St.) and the west line of the East Half of the Northwest Quarter of Section 16, Township 35 North, Range 9 West, 2nd P.M.; thence North 87 degrees 35 minutes 56 seconds east, along said right-of-way line, 165.93 feet; thence continuing along said right-of-way line northeasterly on a curve concave to the northwest, having a radius of 1043.35 feet an arc length of 115.76 feet to the easterly line of a 20 foot Outlet (easement) as shown on said Scherwood Creek Plaza Addition and the point of beginning of said

Building C parcel; thence continuing on said right-of-way on said curve, 131.21 feet; thence North 15 degrees 59 minutes 30 seconds West, 10.0 feet; thence North 74 degrees 00 minutes 30 seconds east 43.40 feet; thence Northeasterly on a curve concave to the Northwest having a radius of 341.93 feet, an arc length of 103.85 feet; thence North 37 degrees 00 minutes 00 seconds West 96.04 feet; thence North 90 degrees 00 minutes 00 seconds west, 165.22 feet, to the Easterly line of said Outlet (easement) as shown on said Plat of Scherwood Creek Plaza Addition; thence South 12 degrees 41 minutes 40.4 seconds West, along said easterly outlet (easement) line, 174.8 feet to the point of beginning.

**ALSO EXCEPT:**

Parcel a: An Outlot in Scherwood Creek Plaza Addition, a Planned Unit Development, to the Town of Schererville as shown in Plat Book 69 page 7, in the Office of the Recorder, Lake County, Indiana, more particularly described as: Commencing at the intersection of the Northerly right-of-way line of Old Lincoln Highway (Joliet Street) and the west line of the east half of the northwest quarter of Section 16, Township 35 North, Range 9 West of the 2 P.M.; thence North 87 degrees 35 minutes 56 seconds east, along said northerly right-of-way line, 165.93 feet; thence continuing along said right-of-way line northeasterly on a curve concave to the northwest, having a radius of 1043.35 feet an arc length of 105.35 feet; thence North 12 degrees 41 minutes 40 seconds east, 175.50 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds west 22.78 feet; thence North 00 degrees 00 minutes 00 seconds East, 144.01 feet to the Southerly right-of-way line of U.S. Rte. 30; thence South 88 degrees 57 minutes 05 seconds east along said right-of-way line, 101.0 feet; thence South 00 degrees 00 minutes 00 seconds west, 142.0 feet; thence North 90 degrees 00 minutes 00 seconds west, 78.18 feet to the point of beginning.

Parcel b: A 20.0 feet Outlot in Scherwood Creek Plaza Addition, a Planned Unit Development, to the Town of Schererville as shown in Plat Book 69, page 7 in the Office of the Recorder, Lake County, Indiana. The center line of the Outlet being described as follows: Commencing at the intersection of the Northerly right-of-way of Old Lincoln Highway (Joliet Street) and the west line of the east half of the northwest quarter of Section 16, Township 35 North, Range 9 West, 2nd P.M.; thence North 87 degrees 35 minutes 56 seconds east, along said right-of-way line, 165.93 feet; thence continuing along said right-of-way line northeasterly on a curve concave to the northwest having a radius of 1043.35 feet an arc length of 105.35 feet to the point of beginning of said centerline; thence north 12 degrees 41 minutes 40 seconds east, 175.50 feet to the centerline of the east-west drive as shown on said Scherwood Creek Plaza Addition. The side lines of said Outlet are to be extended or shortened to terminate in the northerly right-of-way of Old Lincoln Highway and the centerline of said east-west drive centerline.

**ALSO EXCEPT:**

That part of Lot 1, Sherwood Creek Plaza, a Planned Unit Development in the Town of Schererville, as shown in Plat Book 69, page 7, in Lake County, Indiana, more particularly

described as: Beginning at the intersection of the Northerly Right of Way Line of Old Lincoln Highway (Joliet Street) and the West line of the East Half of the North west Quarter of Section 16, Township 35 North, Range 9 West of the 2nd P.M.; thence North 00 degrees 00 minutes 00 seconds East along said West line 79.95 feet; thence North 90 degrees 00 minutes 00 seconds East, 38.97 feet; thence North 57 degrees 30 minutes 00 seconds East, 200.88 feet; thence North 90 degrees 00 minutes 00 seconds East, 100.82 feet: thence South 12 degrees 41 minutes 40.40 seconds West, 175.50 feet to the Northerly Right of Way line of Old Lincoln Highway (Joliet Street); thence Southwesterly along said Right of Way Line, 105.35 feet as measured along the arc of a curve concave to the Northwest and having a radius of 1043.35 feet; thence South 87 degrees 35 minutes 56 seconds West along said Right of Way Line, 165.93 feet to the point of beginning.

