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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 065179

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MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO: D & L PROPERTIES, Grantee
614 N. Indiana Ave.
Crown Point, IN 46307

PARCEL NO.: 45-16-05-429-018.000-042
45-16-05-429-011.000-042

WARRANTY DEED

THIS INDENTURE IS TO WITNESS that the CITY OF CROWN POINT, INDIANA Conveys and Warrants to D & L PROPERTIES, LLC for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to all covenants, restrictions, easements and rights-of-way of record and all real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

Signed and sealed this 5th day of February, 2015.



Document is NOT OFFICIAL!
This Document is the property of
the Lake County Recorder
City of Crown Point, Indiana
By: David D. F. Uran, Mayor

STATE OF INDIANA
LAKE COUNTY

Before me, a Notary Public in and for said County and State, this 5th day of February, 2015, personally appeared David D. F. Uran, Mayor for the City of Crown Point, Indiana, and acknowledged the free and voluntary execution of the above and foregoing warranty deed.

Witness my hand and notarial seal.

Signed: [Signature]
Printed:
Notary Public

ELIZABETH R. KINZIE
Lake County
My Commission Expires
May 9, 2017

Residing in Lake County, Indiana

This instrument prepared by:
Alexander Kutanovski, Attorney at Law, 1504 N. Main Street, Crown Point, IN 46307

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

[Signature]

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CM
G

COMMUNITY TITLE COMPANY
FILE NO: 147069

Tax# 45-16-05-429-018.000-042
45-16-05-429-011.000-042

Property Description

The land referred to in this Commitment is described as follows:

PARCEL I: PART OF THE EAST HALF OF THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE EIGHT (8) WEST OF THE 2ND P.M. DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THOMAS STREET IN THE CITY OF CROWN POINT, INDIANA, 5.06 CHAINS NORTH OF THE CENTER OF MONITOR STREET IN SAID CITY, RUNNING THENCE NORTH ON THE EAST LINE OF SAID THOMAS STREET 415.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF LANDS CONVEYED TO PETER SERAMUR AND LINA B. SERAMUR, HIS WIFE, BY WARRANTY DEED DATED AUGUST 1, 1944 AND RECORDED AUGUST 4, 1944, IN DEED RECORD 703, PAGE 365; THENCE EAST PARALLEL WITH THE CENTER LINE OF SAID MONITOR STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO & ERIE RAILWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE WEST LINE OF SECTION LINE STREET (NOW INDIANA AVENUE) IN SAID CITY; THENCE SOUTH ON THE WEST LINE OF SAID SECTION LINE STREET (NOW INDIANA AVENUE) TO A POINT 5.06 CHAINS NORTH OF THE CENTER OF SAID MONITOR STREET; THENCE WEST TO THE PLACE OF BEGINNING, IN THE CITY OF CROWN POINT, INDIANA.

PARCEL II: PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M. IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 748.96 FEET NORTH AND SOUTH 87 DEGREES 55 MINUTES EAST, 211.50 FEET OF THE CENTER LINE OF MONITOR AND THE EAST LINE OF THOMAS STREET, BEING THE PLACE OF BEGINNING; THENCE CONTINUED EAST ON SAME LINE, 186.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ERIE RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 181.30 FEET; THENCE SOUTHWESTERLY 82.50 FEET TO THE PLACE OF BEGINNING.



**EXHIBIT "A"
LEGAL DESCRIPTION**

PARCEL 1:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE EIGHT (8) WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THOMAS STREET IN THE CITY OF CROWN POINT, INDIANA, 5.06 CHAINS NORTH OF THE CENTER MONITOR STREET IN SAID CITY, RUNNING THENCE NORTH ON THE EAST LINE OF SAID THOMAS STREET 415.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF LANDS CONVEYED TO PETER SERAMUR AND LINA B. SERAMUR, HIS WIFE BY WARRANTY DEED DATED AUGUST 1, 1944 AND RECORDED AUGUST 4, 1944, IN DEED RECORD 705, PAGE 365, THENCE EAST PARALLEL WITH THE CENTER LINE OF SAID MONITOR STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND ERIE RAILWAY, THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE WEST LINE OF SECTION LINE STREET (NOW INDIANA AVENUE) IN SAID CITY, THENCE SOUTH ON THE WEST LINE OF SAID SECTION LINE STREET (NOW INDIANA AVENUE) TO A POINT 5.06 CHAINS NORTH OF THE CENTER OF SAID MONITOR STREET, THENCE WEST TO THE PLACE OF BEGINNING, IN THE CITY OF CROWN POINT, INDIANA.

ALSO

PARCEL 2:

PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 748.96 FEET NORTH AND SOUTH 87 DEGREES 55 MINUTES EAST, 211.50 FEET OF THE CENTER LINE OF MONITOR AND THE EAST LINE OF THOMAS STREET, BEING THE PLACE OF BEGINNING, THENCE CONTINUED EAST ON SAME LINE, 186.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ERIE RAILROAD, THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 181.30 FEET, THENCE SOUTHWESTERLY 82.50 FEET TO THE PLACE OF BEGINNING.

