

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 070341

2015 OCT 16 AM 9:12

MICHAEL B. BROWN  
RECORDER

**FILED**

OCT 15 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

812085-10 (Do Not Type Above This Line - For Recording Purposes)

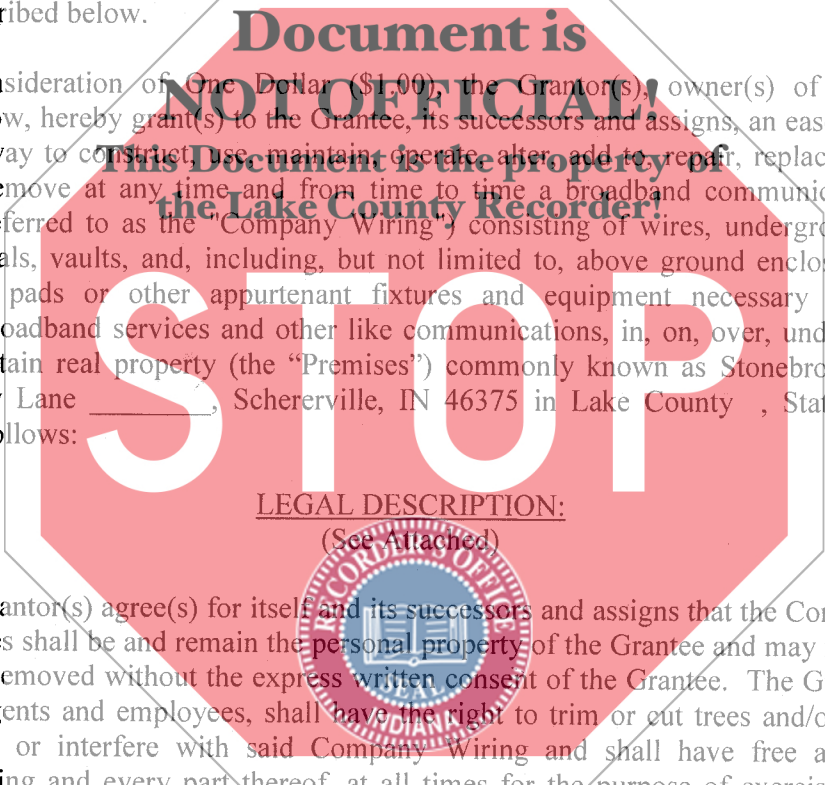
ALH

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated June 26, 2015, is made by Stonebrook Homeowners Association, Inc, with an address of c/o S.P. Management, Inc., 11717 S. Oak Park Ave. Tinley Park, IL 60477 its successors and assigns, hereinafter referred to as "Grantor" in favor of Comcast of Illinois/Indiana/Michigan, Inc., with an address of 1500 McConnor Parkway Schaumburg, IL 60173, its successors and assigns, hereinafter referred to as "Grantee."

The Grantor and the Grantee are parties to a(n) Services Agreement dated June 26, 2015, 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 Stonebrook, located at 2020 Ashbury Lane \_\_\_\_\_, Schererville, IN 46375 in Lake County, State of Indiana described as follows:



LEGAL DESCRIPTION:  
(See Attached)

015937

The Grantor(s) agree(s) for itself and its successors 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

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: JS

19-2100  
13804  
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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 Grantor has caused this Easement to be executed by its duly authorized representative as of the date first written above.

**GRANTOR**

WITNESS/ATTEST:

Stonebrook Homeowners Association, Inc

Pandra Ditzman  
Name: Dandis Dillman

By: [Signature]  
Name: Lance Tobias  
Title: Board President

**ACKNOWLEDGEMENT OF GRANTOR**

STATE OF IL )  
COUNTY OF Cook ) ss.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of July, 2011 by Lance Tobias, the Board President of Stonebrook Homeowners Association, Inc, on behalf of said entity. He/She is personally known to me or has presented [Signature] (type of identification) as identification and did/did not take an oath



Witness my hand and official seal:  
**OFFICIAL SEAL**  
**SANDRA J JEFFERY**  
Notary Public - State of Illinois  
My Commission Expires March 17, 2016

[Signature] Notary Public  
My commission expires: March 17, 2016  
County of Residence: Cook

<p><b>When Recorded, Return To:</b></p> <p><b>Corporation Service Company</b> P.O. Box 2969 Springfield, IL 62708</p> <p>Parcel ID#: _____</p>	<p><b>Drafted By:</b> <u>LINDA WEISS</u> Comcast of Illinois/Indiana/Michigan, Inc. 1500 McConnor Parkway Schaumburg, IL 60173</p> <p>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.</p> <p><u>Linda Weiss</u> [Signature] Print Name: <u>LINDA WEISS</u></p>
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LEGAL DESCRIPTION

Lots 1 to 29, both inclusive, Outlots "B", "C" and "D", in Stonebrook Phase One Planned Unit Development to the Town of Schererville, as per plat thereof, recorded in Plat Book 51, page 89, in the Office of the Recorder of Lake County, Indiana; being a subdivision of a parcel of land lying in the Southeast Quarter of Section 15, Township 35 North, Range 9 West of the Second Principal Meridian, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 15; thence South along the East line of said Quarter section a distance of 539.505 feet; thence North  $88^{\circ} 36' 14''$  West a distance of 180.87 feet to a point of curve; thence westerly on a curve concave to the North and having a radius of 60 feet, the tangent of which makes an angle of  $131^{\circ} 09' 49''$  measured clockwise from the last described line, a distance of 102.27 feet; then north  $88^{\circ} 36' 14''$  west a distance of 1059.25 feet to a point on the west line of the east half of said quarter section; thence North  $0^{\circ} 07' 41''$  East, a distance of 539.51 feet to a point on the north line of said Quarter section, thence south  $88^{\circ} 36' 09''$  east along said north line a distance of 1328.03 feet to the point of beginning containing 16.4807 acres, more or less, all in the Town of Schererville, Lake County, IN. Subject to: current real estate taxes, drainage rights, easements, covenants and restrictions of record.



**P.I.N.'s**

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