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2015 070570

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 OCT 16 AM 11:15

MICHAEL B. BROWN
RECORDER

FILED

OCT 15 2015

LA JOAN E. PETALAS
LAKE COUNTY AUDITOR

800479-4 (Do Not Type Above This Line - For Recording Purposes Only)

ALH

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated July 1, 2015, is made by Community Housing Concepts Gary Manor LLC, its successors and assigns, hereinafter referred to as "Grantor" whose address is 6795 East Tennessee Avenue, Suite 500 Denver, CO 80224 in favor of Cablevision Associates of Gary Joint Venture, its successors and assigns, hereinafter referred to as "Grantee," whose address is 1500 McConnor Parkway Schaumburg, IL 60173,

The Grantor and the Grantee are parties to a Services Agreement dated July 1, 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 Gary Manor, located at 1200 West Washington Street, Gary, IN 46407 in Lake County, State of Indiana, described as follows:

LEGAL DESCRIPTION:

(See Attached)

015931

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: _____

19 E
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#13779

the Premises for the term of the Services Agreement dated July 1, 2015, including any renewal or extension periods, and for a period of 3 months 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

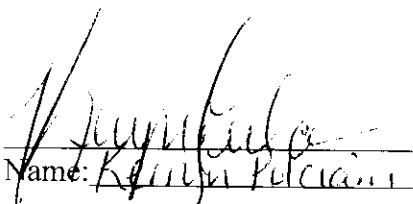
WITNESS/ATTEST:

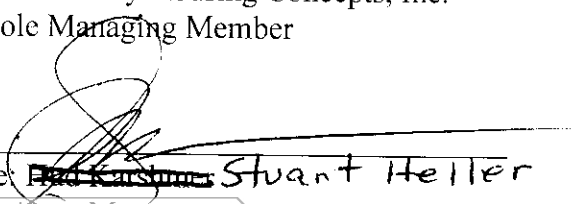
Community Housing Concepts Gary Manor LLC

By: CHC Gary Manor Investor LLC
Its: Managing Member

By: CHC Gary Manor MM LLC
Its: Sole Managing Member

By: Community Housing Concepts, Inc.
Its: Sole Managing Member


Name: Regina Pulcinella

By: 
Name: ~~Hud Karschner~~ Stuart Heller
Title: Asset Manager

Document is

NOT OFFICIAL!

STATE OF Colorado
COUNTY OF Denver


**This Document is the property of
the Lake County Recorder!**

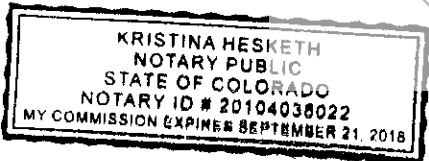
STOP

The foregoing instrument was acknowledged before me this 30th day of June, 2015 by ~~Hud Karschner~~ Stuart Heller, the Asset Manager of Community Housing Concepts, Inc., the Sole Managing Member of CHC Gary Manor MM LLC, the Sole Managing Member of CHC Gary Manor Investor LLC, the Managing Member of Community Housing Concepts Gary Manor LLC, on behalf of said entities. He/She is personally known to me or has presented Drivers License (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.




Kristina Hesketh Notary Public
My commission expires: 9-21-18
County of Residence: Denver



<p>When Recorded, Return To:</p> <p>Corporation Service Company P.O. Box 2969 Springfield, IL 62708</p> <p>Parcel ID#: _____</p>	<p>Drafted By: Bob Nowak Cablevision Associates of Gary Joint Venture 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><i>Bob Nowak</i></p> <hr/> <p>[Signature] Print Name: Bob Nowak</p>
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LEGAL DESCRIPTION

Real property in the City of Gary, County of Lake, State of Indiana, described as follows:

LEGAL DESCRIPTION: LOT THIRTEEN (13), EXCEPT THE NORTH FIFTEEN (15') FEET OF SAID LOT THIRTEEN (13), LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY-THREE (23) AND TWENTY-FOUR (24), EXCEPT THE EAST TWENTY (20') FEET OF SAID LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY-THREE (23), AND TWENTY-FOUR (24), BLOCK TWENTY-THREE (23), CHICAGO-TOLLESTON LAND AND INVESTMENT COMPANY'S FIRST ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK TWO (2), PAGE TWENTY-SIX (26) IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

AND

LOT THIRTY-TWO (32), EXCEPT THE NORTH FIFTEEN (15') FEET OF SAID LOT THIRTY-TWO (32), LOTS THIRTY-THREE (33), THIRTY-FOUR (34), THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38), THIRTY-NINE (39) AND FORTY (40), BLOCK TWENTYTHREE (23), CHICAGO-TOLLESTON LAND AND INVESTMENT COMPANY'S FOURTH ADDITION TO TOLLESTON IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK TWO (2), PAGE TWENTY-EIGHT (28), IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

AND

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), AND THIRTEEN (13), EXCEPT THE EAST TWENTY (20') FEET OF SAID LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), AND THIRTEEN (13), AND EXCEPT THE SOUTH TEN (10') FEET OF SAID LOT THIRTEEN (13), LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), AND TWENTY-SIX (26), EXCEPT THE SOUTH TEN (10') FEET OF SAID LOT TWENTY-SIX (26), BLOCK FIFTEEN (15), CHICAGO TOLLESTON LAND AND INVESTMENT COMPANY'S THIRD ADDITION TO TOLLESTON, NOW IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK TWO (2), PAGE TWENTY-SEVEN (27) IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

AND

ALSO ALL OF VACATED TWELFTH AVENUE FROM THE WEST LINE OF WASHINGTON STREET TO THE EAST LINE OF VACATED ADAMS STREET EXCEPT THE EAST TWENTY (20') FEET THEREOF FOR THE WIDENING OF WASHINGTON STREET. ALSO ALL OF VACATED ALLEY NO. TWO (2) WEST ABUTTING ALL OF THE ABOVE DESCRIBED LOTS.

APN: 45-08-09-277-001.000-004 and 45-08-09-237-002.000-004 and 45-08-09-237-001.000-004

