

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 072784

2015 OCT 28 AM 10:58

MICHAEL D. SCHWAB
RECORDER

MEMORANDUM OF CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE

An agreement was entered into this 14TH day of October, 2015, by and between Bucciconi Eng Co., Inc., (hereinafter referred to as "Seller") and Thomas Krukowski and Kathy Krukowski-Cheever, (hereinafter referred to as "Buyer") for the purchase of the following described real estate located in Lake County, Indiana:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

Key No.: 45-08-09-101-001.000-004 (Affects Parcel 1) and 45-08-08-233-001.000-004 (Affects Parcel 2)

This conveyance is being made pursuant to Section 23-1-45-5 of the Indiana Code as part of the process of winding up the affairs of Bucciconi Eng Co., Inc., an Indiana corporation, which has been administratively dissolved.

This contract is an installment contract providing for payments over a period of 12 months and Buyer is further obligated to pay all property taxes and assessments.

IN WITNESS WHEREOF, Seller and Buyer have executed this Memorandum this 14TH day of October, 2015.

SELLER:
Bucciconi Eng Co., Inc.

BUYER:

By: Nicholas E. Santaquiliani, President

Thomas Krukowski

By: Kathy Krukowski-Cheever

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State this 14TH day of October, 2015, personally appeared Nicholas E. Santaquiliani, President, of Bucciconi Eng Co., Inc., and Thomas Krukowski and Kathy Krukowski-Cheever and each acknowledged the execution of the above Memorandum of Contract as his or her voluntary act and deed.

WITNESS MY HAND AND NOTARY SEAL.

My Commission expires:
County of Residence:

RICHARD A. ZUNICA
NOTARY PUBLIC
SEAL

Porter County, State of Indiana

My Commission Expires August 31, 2022

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.

This instrument prepared by: Richard A. Zunica, Attorney at Law, 162 Washington Street, Lowell, IN 46356, FILE NO. 15-21695/d

FILED

OCT 27 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 1300 016253
CASH _____ CHARGE _____
CHECK # 2395
OVERAGE _____
COPY _____
NON-COM _____
CLERK M.T.

PARCEL 1: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SECTION 9, WHICH IS 280.88 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, SAID POINT OF BEGINNING BEING 42.5 FEET SOUTH OF THE MIDWAY POINT BETWEEN THE NORTHWEST CORNER OF SAID SECTION AND THE NORTH LINE OF THE MICHIGAN CENTRAL RAILROAD; THENCE EASTERLY PARALLEL WITH AND 42.5 FEET SOUTH OF A LINE EQUIDISTANT BETWEEN THE NORTH LINE OF THE SAID SECTION 9 AND THE NORTH RIGHT OF WAY LINE OF THE MICHIGAN CENTRAL RAILROAD A DISTANCE OF 331.95 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 28.03 FEET TO THE SOUTHWEST CORNER OF THE FOUNDATION WALL OF THE QUONSET HUT NOW LOCATED ON THIS PROPERTY; THENCE EASTERLY ALONG A LINE ADJACENT TO AND ON THE SOUTH SIDE OF THE FOUNDATION WALL OF THE SAID QUONSET HUT AND THE SAID LINE PRODUCED A DISTANCE OF 250.6 FEET; THENCE NORTH ALONG A LINE WHICH IS AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 97.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE GARY AND WESTERN RAILROAD; THENCE NORTHWESTERLY ALONG THE SOUTH SOUTHERLY RIGHT OF WAY LINE OF THE SAID RAILROAD A DISTANCE OF 617.6 FEET TO THE WEST LINE OF THE SAID SECTION 9; THENCE SOUTH ALONG SAID WEST LINE OF SECTION 9 A DISTANCE OF 147.85 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 2: PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, AND PART OF LOTS 31 AND 32 IN FIRST ADDITION TO GARY, AS SHOWN IN PLAT BOOK 6, PAGE 6, IN LAKE COUNTY, INDIANA, DESCRIBED IN ONE PARCEL AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 32 THAT IS 31.63 FEET EAST OF THE SOUTHWEST CORNER OF LOT 31; THENCE NORTHWESTERLY 61.89 FEET TO A POINT ON THE WEST LINE OF SAID LOT 31 AND THAT IS 52.96 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 31; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 31 AND SAID LINE EXTENDED A DISTANCE OF 79.34 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE GARY AND WESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 89.28 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 8; THENCE SOUTH ALONG SAID EAST LINE, 121.75 FEET MORE OR LESS, TO AN EXTENSION EAST OF THE SOUTH LINE OF LOT 32 IN FIRST ADDITION TO GARY; THENCE WEST 56.37 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3: TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR THE BENEFIT OF PARCEL AS RESERVED IN WARRANTY DEED DATED MARCH 27, 1991 AND RECORDED APRIL 1, 1991, AS DOCUMENT NO. 91017145, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING LAND:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, COUNTY OF LAKE, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 9 AND 280.86 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, SAID POINT BEING 42.5 FEET SOUTH OF THE MIDWAY POINT BETWEEN THE SAID NORTHWEST CORNER OF SAID SECTION AND THE NORTH LINE OF THE MICHIGAN CENTRAL RAILROAD; THENCE EASTERLY ALONG A LINE PARALLEL TO AND 42.5 FEET SOUTH OF A LINE EQUIDISTANT BETWEEN THE NORTH LINE OF THE SAID SECTION 9 AND THE NORTH RIGHT OF WAY LINE OF THE MICHIGAN CENTRAL RAILROAD, A DISTANCE OF 331.95 FEET; THENCE SOUTHEASTERLY 23.03 FEET TO THE SOUTHWEST CORNER OF THE PRESENT QUONSET HUT NOW LOCATED ON THE ADJACENT PROPERTY; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 9 A DISTANCE OF 23.22 FEET; THENCE WEST ON A LINE PARALLEL TO AND 72.5 FEET SOUTH OF SAID EQUIDISTANT LINE A DISTANCE OF 358.66 FEET MORE OR LESS, TO THE WEST LINE OF SAID SECTION 9; THENCE NORTH ALONG SAID WEST LINE OF SECTION 9 A DISTANCE OF 30.03 FEET MORE OR LESS TO THE POINT OF BEGINNING.