

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 084106

2015 DEC 16 PM 1:32

MICHAEL B. BROWN
RECORDER

INDOT DES #1382594

Parcel No. 2

MAIL TAX BILLS TO:

Town of Cedar Lake
P.O. Box 707
Cedar Lake, IN 46303

TAX I.D. NO.: 45-15-23-156-007.000-043
(Parcel Split)
ADDRESS OF REAL ESTATE:
12819 Cline Avenue,
Cedar Lake, Lake County, Indiana 46303

Document is
WARRANTY DEED

*North Community Bank
Successor in interest to
by merger & consolidation
EN*

NOT OFFICIAL!
This Document is the property of
the Lake County Recorder!

THIS INDENTURE WITNESSETH, That GRANTOR: ~~Byline Bank~~ *North Community Bank* (f/k/a) ~~Archer Bank~~, as to fee simple interest, Convey and Warrant to GRANTEE: ~~Town of Cedar Lake, Lake County, Indiana, a Municipal Corporation~~, for and in consideration of Three Thousand Eight Hundred and No/100 Dollars (\$3,800.00), (of which sum \$3,800.00 represents land and improvements acquired and \$0.00 represents damages) and other good and valuable consideration, the receipt whereof is hereby acknowledged, certain Real Estate in Lake County, Indiana, and more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which Exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The GRANTOR hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the GRANTOR, or any successors in title to the abutting lands of the GRANTOR, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the GRANTEE or its successors in title, of a portion or all of the Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the GRANTOR and all successors and assigns.

The GRANTOR assumes and agrees to pay the 2015 Payable 2016 real estate taxes and assessments on the herein described Real Estate. This obligation to pay shall survive the transaction closing and shall be enforceable by the Town in the event of any non-payment.

The undersigned represents and warrants that they are a duly elected officer(s) of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the Town of Cedar Lake, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

NON-TAXABLE

AMOUNT \$ 26

CHARGE _____

CHECK # 034302

DEC 16 2015 OVERAGE _____

COPY _____

JOHN E. PETALAS
LAKE COUNTY AUDITOR
CLERK M-2

23762

IN WITNESS WHEREOF, Byline Bank, f/k/a Archer Bank, as Grantor, has executed this instrument

this 13 day of Oct, 2015

Signature [Handwritten Signature] (Seal)

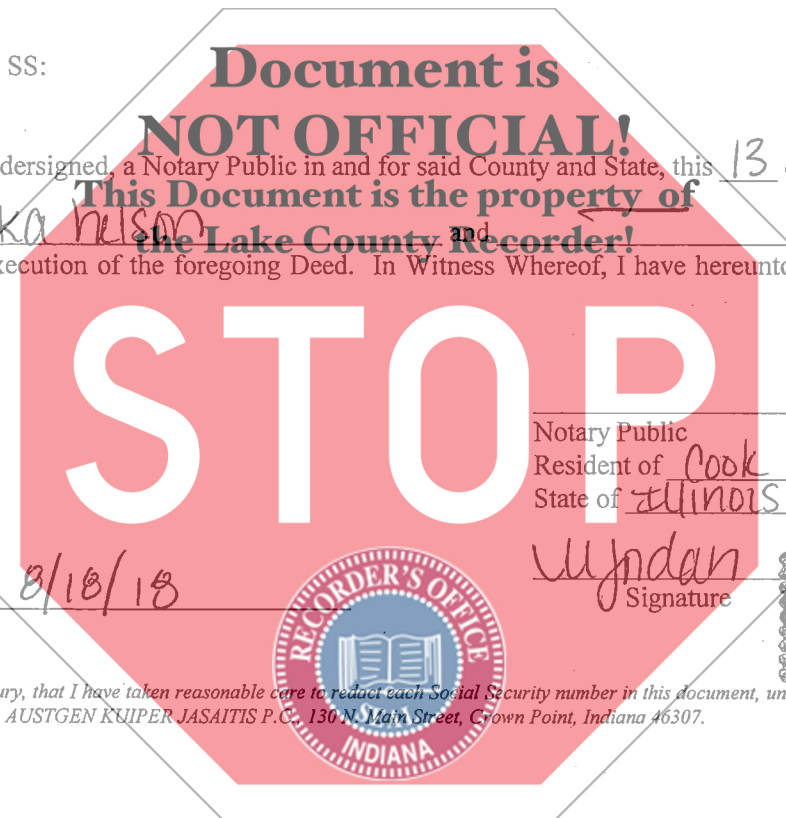
Signature _____ (Seal)

Elka Nelson
Vice President - Real Estate Counsel

Printed Name

Printed Name

STATE OF Illinois)
COUNTY OF Cook) SS:



Before me, the undersigned, a Notary Public in and for said County and State, this 13 day of October 2015, personally appeared Elka Nelson and _____ who acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public
Resident of Cook County,
State of Illinois

Wyndan
Signature

My Commission Expires: 8/18/18

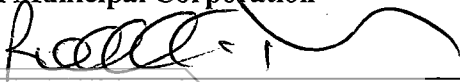
"OFFICIAL SEAL"
M. JORDAN
Notary Public, State of Illinois
My Commission Expires Aug. 18, 2018
Commission No. 806690

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. This document was prepared by David M. Austgen, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

ACKNOWLEDGEMENT AND ACCEPTANCE

This conveyance is accepted by the Town Council of the Town of Cedar Lake, Lake County, Indiana, after action at a Public Meeting of the Town Council of the Town of Cedar Lake, Lake County, Indiana, and whereby the Town Council President and Town Clerk-Treasurer, respectively, were duly authorized to execute and attest this Acknowledgement and Acceptance.

**TOWN OF CEDAR LAKE,
LAKE COUNTY, INDIANA,
A Municipal Corporation**

By: 

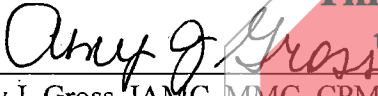
Randell C. Niemeyer,
Town Council President

Document is

NOT OFFICIAL!

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

Attest:



Amy J. Gross, IAMC, MMC, CPM,
Clerk-Treasurer



EXHIBIT "A"

Project: 1382594
Parcel 2 – Fee Simple
Key Number: 45-15-23-156-007.000-043
Form: WD-1

Sheet 1 of 1

A part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 9 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at a point on the west line of said section South 0 degrees 12 minutes 23 seconds West 610.00 feet from the northwest corner of said quarter-quarter section, which point of beginning is the northwest corner of the grantor's land; thence South 89 degrees 11 minutes 12 seconds East 25.26 feet along the north line of the grantor's land; thence South 0 degrees 10 minutes 26 seconds West 157.93 feet to the southern line of the grantor's land; thence South 74 degrees 31 minutes 23 seconds West 26.35 feet along said southern line to the west line of said section; thence North 0 degrees 12 minutes 23 seconds East 165.39 feet along said west line to the point of beginning and containing 0.094 acres, more or less, inclusive of the presently existing right-of-way which contains 0.045 acres, more or less.

This description was prepared for the Town of Cedar Lake, Indiana by Jessica L. Stapleton, Indiana Registered Land Surveyor, License Number LS20600032, on the 16th day of September, 2014.

Jessica L. Stapleton



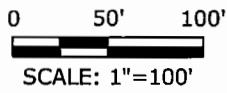


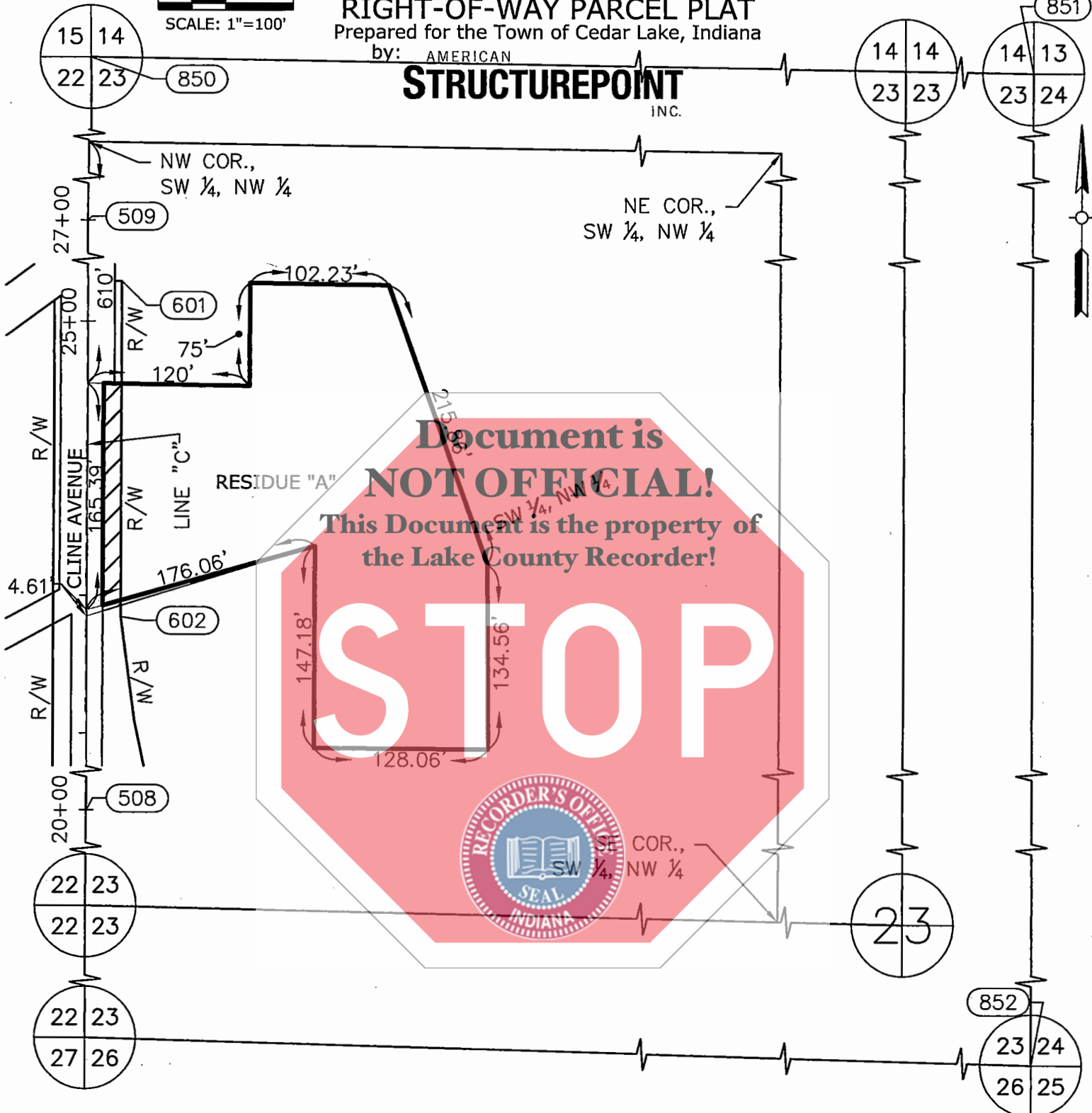
EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Cedar Lake, Indiana

by: AMERICAN

STRUCTUREPOINT
INC.



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: ARCHER BANK
 PARCEL: 2
 CODE: N/A
 PROJECT: 1382594
 ROAD: CLINE AVENUE & LAKE SHORE DRIVE
 COUNTY: LAKE
 SECTION: 23
 TOWNSHIP: 34 NORTH
 RANGE: 9 WEST

DRAWN BY: JLS
 CHECKED BY: JLS
 DES. NO.: 1382594

INSTRUMENT NUMBER 2012053255, DATED JUNE 1, 2012

RIGHT-OF-WAY PARCEL PLAT

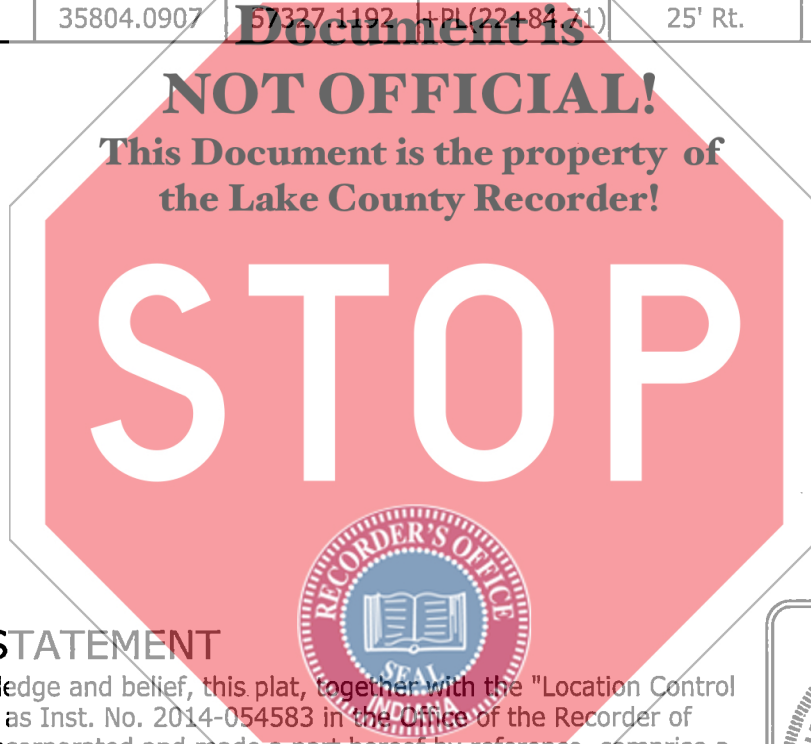
Prepared for the Town of Cedar Lake, Indiana

by: AMERICAN

STRUCTUREPOINT
INC.

POINT REFERENCE CHART (Feet)

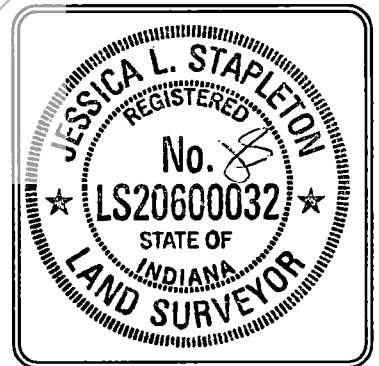
Point	North	East	Station	Offset	℄
508	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
509					
850					
851					
852					
601	36048.9092	57327.8616	+PL(25+29.53)	25' Rt.	Line C
602	35804.0907	57327.1192	+PL(22+84.71)	25' Rt.	Line C



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2014-054583 in the Office of the Recorder of Lake County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

Jessica L. Stapleton 9/16/2014
 Jessica L. Stapleton Date
 Reg. Land Surveyor No. LS20600032
 State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

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 PARCEL: 2
 CODE: N/A
 PROJECT: 1382594
 ROAD: CLINE AVENUE & LAKE SHORE DRIVE
 COUNTY: LAKE
 SECTION: 23
 TOWNSHIP: 34 NORTH
 RANGE: 9 WEST

DRAWN BY: JLS
 CHECKED BY: JLS
 DES. NO.: 1382594

AMERICAN STRUCTUREPOINT, INC PROJECT NO. 2010.00771

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.