

9

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 085030

2015 DEC 18 AM 10:52

MICHAEL B. BROWN  
RECORDER

# Quitclaim Deed

RECORDING REQUESTED BY Robert Conces Jr  
AND WHEN RECORDED MAIL TO:

Robert Conces Jr, Grantee(s)

3524 Condit St  
Highland IN 46322  
This Document is the property of  
the Lake County Recorder!

Consideration: \$ 1

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 45-09-05-304-001.000-004

PREPARED BY: Christopher Conces  
this Deed.

Signature of Preparer

Christopher Conces  
Printed Name of Preparer

45-09-05-305-009.000-004  
45-09-05-304-002.000-004  
45-09-05-304-003.000-004  
45-09-05-305-005.000-004  
certifies herein that he or she has prepared

12/17/15  
Date of Preparation



THIS QUITCLAIM DEED, executed on 12/17/15 in the County of  
Lake, State of Indiana

by Grantor(s), Michael Anteau + Robert Conces Jr MBR Tri State Steel Corp  
whose post office address is 7206 Jefferson Ave Hammond IN 46324  
to Grantee(s), Tri State Steel Properties  
whose post office address is 770 east Ave Lake Station, IN 46405

WITNESSETH, that the said Grantor(s), Michael Anteau + Robert Conces Jr MBR, Tri State Steel Corp  
for good consideration and for the sum of one dollar and zero cents  
(\$ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right SUBJECT

©SmartLegalForms

NO SALES DISCLOSURE NEEDED

LF298 Quitclaim Deed 6-15 Pg. 1 of 4

Approved Assessor's Office  
By: \_\_\_\_\_

05628

DEC 18 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

30  
WLL  
Cash

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Lake, State of Indiana and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

*Michael Anteau*  
Signature of Grantor

*Robert Conces Jr* MBR Tristate Steel Corp  
Signature of Second Grantor (if applicable)

Michael Anteau  
Print Name of Grantor

Robert Conces Jr  
Print Name of Second Grantor (if applicable)

*Brian Dools*  
Signature of First Witness to Grantor(s)

*Jonny Davis*  
Signature of Second Witness to Grantor(s)

Brian Dools  
Print Name of First Witness to Grantor(s)

Jonny Davis  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

*Tristate Steel Properties*  
Signature of Grantee

Signature of Second Grantee (if applicable)

Robert Conces Jr  
Print Name of Grantee

Print Name of Second Grantee (if applicable)

*Jonny Davis*  
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Jonny Davis  
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)



NOTARY ACKNOWLEDGMENT

State of Indiana

County of Lake

On 12/17/15, before me, Christopher Conces, a notary public in and for said state, personally appeared, Michael Anteau + Robert Conces of MBR Tri State Steel Corp

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary

Affiant Known \_\_\_\_\_

Type of ID \_\_\_\_\_

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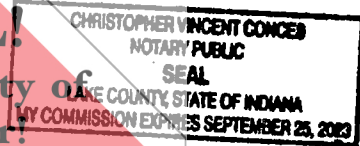


Exhibit "A"

Parcel 1: LOTS 1 TO 29, BOTH INCLUSIVE, JACOBSON'S ADDITION TO GARY, AS SHOWN IN PLAT BOOK 24, PAGE 9, IN LAKE COUNTY, INDIANA.

AND THAT PORTION OF ATCHESON DRIVE VACATED BY ORDINANCE NO. 6074, RECORDED DECEMBER 6, 1996 AS DOCUMENT NO. 96080133, LYING EAST OF THE EAST LINE OF LONG STREET AND SOUTHEASTERLY OF LOTS 8 THROUGH 14;

AND THE VACATED ALLEY VACATED BY ORDINANCE NO.6074, RECORDED DECEMBER 6, 1996 AS DOCUMENT NO. 96080133, LYING SOUTH OF LOTS 21 THROUGH 26.

PARCEL 2: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTIONS, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF GARY, CALUMET TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 21 IN JACOBSON'S ADDITION TO GARY, AS SAME APPEARS OF RECORD IN PLAT BOOK 24, PAGE 9, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, WHICH POINT IS 87 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTHWESTERLY IN A STRAIGHTLINE ALONG A 6 FOOT HIGH CHAIN LINK FENCE FOR A DISTANCE OF 80 FEET MORE OR LESS; THENCE SOUTH ON A LINE WHICH IS PARALLEL TO AND 192 FEET WEST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5 A DISTANCE OF 180 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF HOBART ROAD 191.03 FEET TO A POINT ON THE SOUTH LINE OF LOT 29 OF ASORF DESCRIBED JOCOBSON'S ADDITION TO GARY; THENCE NORTHEASTERLY IN A STRAIGHT LINE 40 FEET MORE OR LESSTO A POINT ON THE EAST LINE OF SAID LOT 29, WHICH POINT IS 130 FEET MORE OR LESS SOUTH OF THE SOUTH LINE OF LOT 25 OF JACOBSON'S ADDITION TO GARY (AS MEASURED ALONG THE EAST LINE OF LOT 29 AND THE EAST LINE OF LOT 29 EXTENDED NORTH); THENCE NORTH ALONG THE EAST LINE OF LOT 29 AND THE EAST LINE OF LOT 29 EXTENDED NORTH 180 FEET TO THE SOUTH LINE OF LOT 25; THENCE EAST ALONG THE SOUTH LINES OF LOTS 25, 24, 23, 22, AND 21 A DISTANCE OF 228 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH RANGE 7 WEST, CALUMET TOWNSHIP, LAKE COUNTY, INDIANA AND ALSO PART OF LOT 1 IN JACOBSON'S ADDITION, A SUBDIVISION LOCATED IN SAID SECTION 5, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN PLAT BOOK 24, PAGE 9 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND BEING THAT PART OF 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 THE NORTHMOST CORNER OF SAID LOT; THENCE SOUTH 36 DEGREES 59 MINUTES 59 SECONDS EAST 11.54 FEET ALONG THE NORTHEASTERN LINE OF SAID LOT; THENCE SOUTH 38 DEGREES 55 MINUTES 29 SECONDS WEST 10.64 FEET TO THE POINT DESIGNATED "1010" ON SAID PARCEL PLAT; THENCE SOUTH 45 DEGREES 10 MINUTES 54 SECONDS WEST 35.13 FEET TP THE POINT DESIGNATED "1009" ON SAID PARCEL PLAT; THENCE SOUTH 28 DEGREES 56 MINUTES 23 SECONDS WEST 33.27 FEET TO THE SOUTHWESTERN LINE OF SAID LOT DESIGNATED AS POINT "1008" ON SAID PARCEL PLAT; THENCE

Exhibit "A"

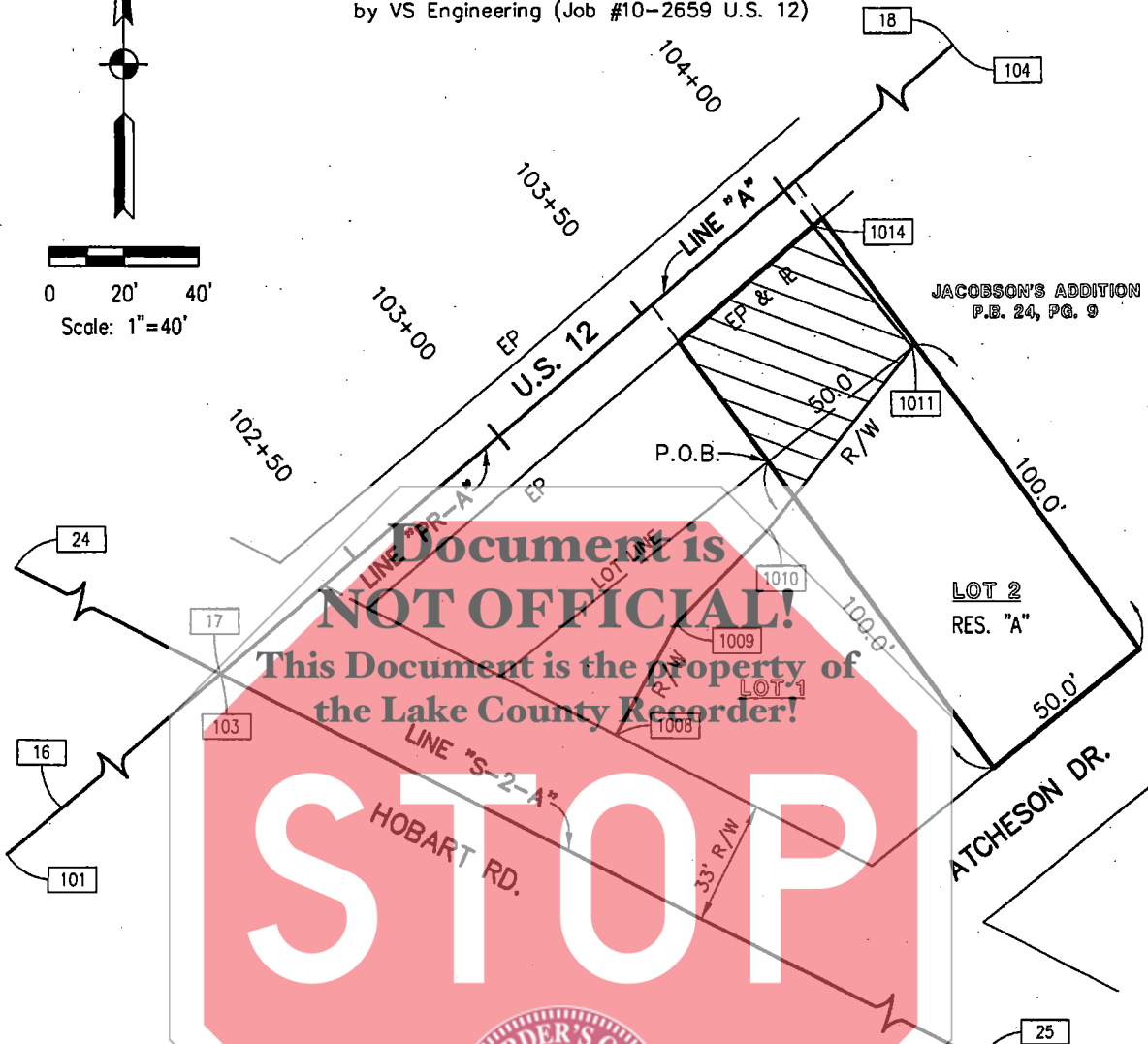
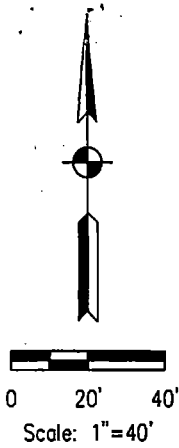
NORTH 63 DEGREES 21 MINUTES 20 SECONDS WEST 87.19 FEET ALONG SAID SOUTHWESTERNLINE AND THE NORTHWESTERLYPROLONGATION THEREOF TO THE CENTERLINE OF U.S. 12, DEFINED AS LINE "A" ON A LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2009-060805 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 50 DEGREES 04 MINUTES 50 SECONDS EAST 114.36 FEET ALONG SAID CENTERLINE TO THE NORTHWESTERLY PROLONGATIONOF THE NORTHEASTERN LINE OF SAID LOT; THENCE SOUTH 36 DEGREES 59 MINUTES 59 SECONDS EAST 51.48 FEET ALONG SAID PROLONGATION TO THE POINT OF BEGINNING AND CONTAINING 6780 SQUARE FEET MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 1337 SQUARE FEET, MORE OR LESS.

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH RANGE 7 WEST, CALUMET TOWNSHIP, LAKE COUNTY, INDIANA AND ALSO PART OF LOT 1 IN JACOBSON'S ADDITION, A SUBDIVISION LOCATED IN SAID SECTION 5, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN PLAT BOOK 24, PAGE 9 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND BEING THAT PART OF 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 THE WESTMOST CORNER OF SAID LOT; THENCE NORTH 36 DEGREES 59 MINUTES 59 SECONDS WEST 51.48 FEET ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERN LINE OF SAID LOT TO THE CENTERLINE OF U.S. 12, DEFINED AS LINE "A" ON A LOCATION CONTROL ROUTE SURVEY PALT RECORDED AS INSTRUMENT NUMBER 2009-060805 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 50 DEGREES 04 MINUTES 50- SECONDS EAST 46.35 FEET ALONG SAID CENTERLINE; THENCE SOUTH 39 DEGREES 55 MINUTES 10 SECONDS EAST 53.17 FEET TO THE NORTHWESTERN LINE OF SAID LOT DESIGNATED AS POINT "1011" ON SAID PARCEL PLAT; THENCE SOUTH 38 DEGREES 55 MINUTES 29 SECONDS WEST 50.52 FEET TO THE SOUTHWESTERN LINE OF SAID LOT; THENCE NORTH 36 DEGREES 59 MINUTES 59 SECONDS WEST 11.54 FEET ALONG SAID SOUTHWESTERN LINE TO THE POINT OF BEGINNING AND CONTAINING 2776 SQUARE FEET MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 560 SQUARE FEET, MORE OR LESS.

OF A 15- FOOT WIDE STRIP OF LAND (MEASURED EAST AND WEST) ALONG THE EAST SIDE OF LOT 14 IN JACOBSON'S ADDITION TO GARY, AS SAME APPEARS OF RECORD IN PLAT BOOK 24, PAGE 9, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNIGN AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE EAST LINE OF LOT 14 (BEING ALSO THE WEST RIGHT OF WAY LINE OF DEDICATED 25- FOOT WIDE LAPORTE STREET) A DISTANCE OF 100 FEET; THENCE NORTH ON A LINE PARALLEL TO AND 15 FEET WEST OF THE WEST RIGHT OF WAY LINE OF DEDICATED 25- FOOT WIDE LAPORTE STREET 93 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUNES HIGHWAY (U.S. HIGHWAY #12); THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY 40-FOOT RIGHT OF WAY LINE OF DUNES HIGHWAY 17.38 FEET MOE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING, AND CONTAINING 1448 SQUARE FEET MORE OR LESS.

# RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation  
by VS Engineering (Job #10-2659 U.S. 12)




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**STOP**

NOTE:  
EP = EDGE OF PAVEMENT  
R = PROPERTY LINE

283 SQ. FT. TO BE TAKEN FROM DEED PARCEL

|                  |  |                                  |
|------------------|--|----------------------------------|
| PARCEL: 5        | OWNER: B-J-B PROPERTIES, LLC   | DES. NO.: 0401251                |
| CODE: 5253       |  | DRAWN BY: J.A. GARZA 10/15/2012  |
| PROJECT: 0401251 |  HATCHED AREA IS THE APPROXIMATE TAKING | CHECKED BY: V.J. BARR 10/17/2012 |
| ROAD: U.S. 12    |  |                                  |
| COUNTY: LAKE     | INSTR. No. 96084200, DATED: 11/09/1996<br>TAX ID No. 45-09-05-304-002.000-004  |                                  |
| SECTION: 5       | NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.   |                                  |
| TOWNSHIP: 36 N.  | DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.   |                                  |
| RANGE: 7 W.      |  |                                  |

**PARCEL COORDINATE CHART (shown in feet)**

| Point | Centerline                             | Station   | Offset  | Northing    | Easting     |
|-------|--|-----------|---------|-------------|-------------|
| 16    | SEE LOCATION CONTROL ROUTE SURVEY PLAT |           |         |             |             |
| 17    |  |           |         |             |             |
| 18    |  |           |         |             |             |
| 24    |  |           |         |             |             |
| 25    |  |           |         |             |             |
| 101   | PR-A                                   | 92+86.24  | 0.00    | 53,194.4953 | 54,174.7218 |
| 103   | PR-A                                   | 102+03.32 | 0.00    | 53,782.9949 | 54,878.0762 |
| 104   | PR-A                                   | 106+18.92 | 0.00    | 54,049.6886 | 55,196.8192 |
| 1008  | PR-A                                   | 102+73.97 | 80.00 R | 53,766.9735 | 54,983.5949 |
| 1009  | PR-A                                   | 103+05.00 | 68.00 R | 53,796.0908 | 54,999.6949 |
| 1010  | PR-A                                   | 103+40.00 | 65.00 R | 53,820.8514 | 55,024.6130 |
| 1011  | PR-A                                   | 104+00.00 | 53.17 R | 53,868.4287 | 55,063.0370 |
| 1014  | PR-A                                   | 104+00.00 | 12.00 R | 53,900.0028 | 55,036.6188 |

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

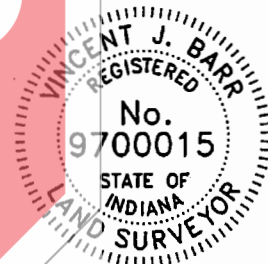
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To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 2009-060805 in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

*Vincent J. Barr* 10/18/2012

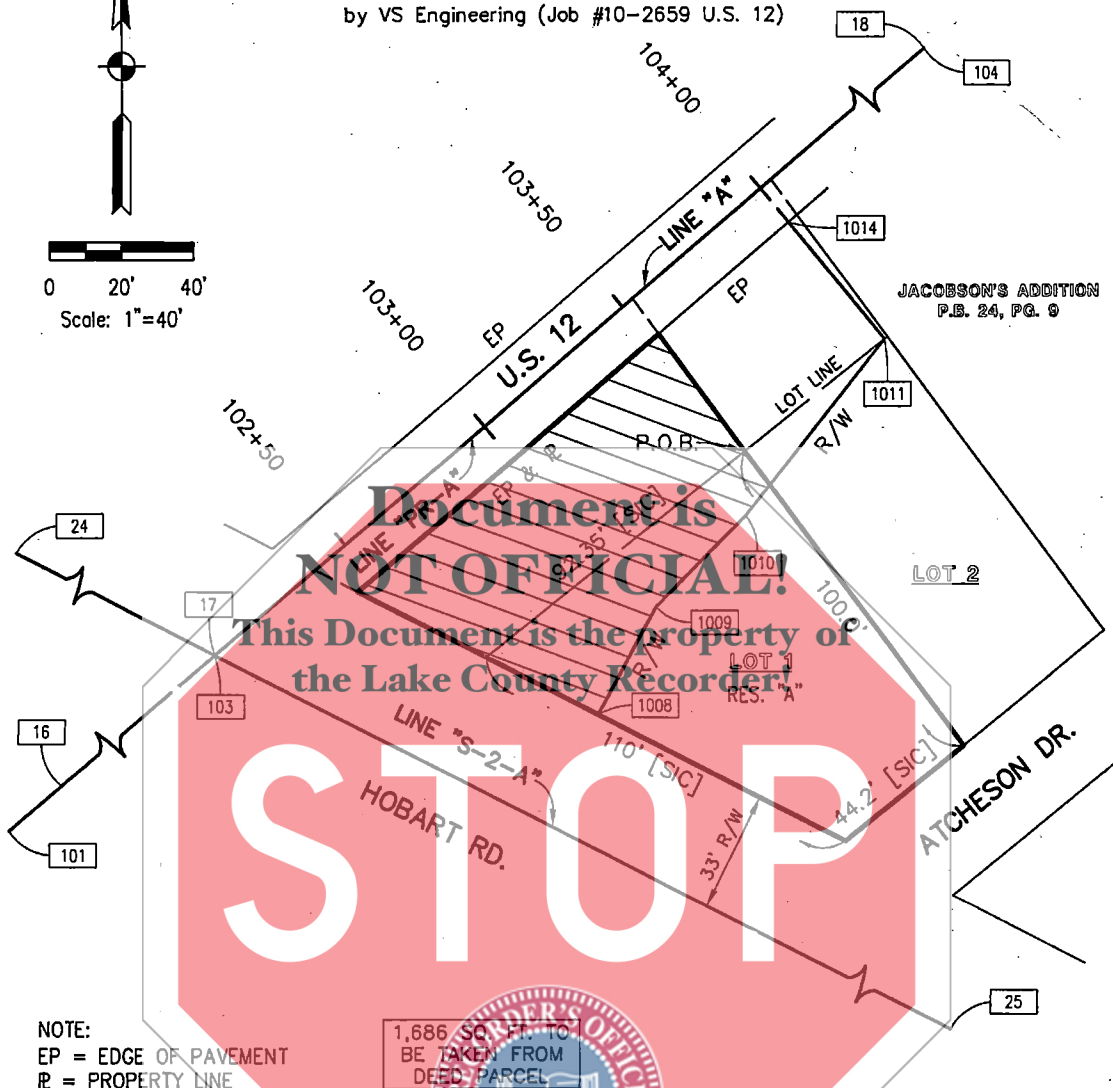
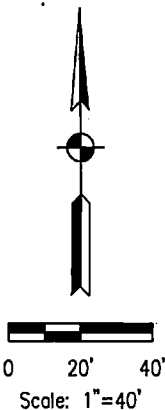
VS ENGINEERING, INC.  
VINCENT J. BARR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NO. 9700015  
STATE OF INDIANA



|                  |  |                                  |
|------------------|--|----------------------------------|
| PARCEL: 5        | OWNER: B-J-B PROPERTIES, LLC               | DES. NO.: 0401251                |
| CODE: 5253       |  | DRAWN BY: J.A. GARZA 10/15/2012  |
| PROJECT: 0401251 |  | CHECKED BY: V.J. BARR 10/17/2012 |
| ROAD: U.S. 12    |  |                                  |
| COUNTY: LAKE     |  |                                  |
| SECTION: 5       |  |                                  |
| TOWNSHIP: 36 N.  | NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH. |                                  |
| RANGE: 7 W.      |  |                                  |

# RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation  
by VS Engineering (Job #10-2659 U.S. 12)



NOTE:  
EP = EDGE OF PAVEMENT  
R = PROPERTY LINE

PARCEL: 4  
CODE: 5253  
PROJECT: 0401251  
ROAD: U.S. 12  
COUNTY: LAKE  
SECTION: 5  
TOWNSHIP: 36 N.  
RANGE: 7 W.

OWNER: ANTEAU, MICHAEL FOR TRI-STATE STEEL INC.

DES. NO.: 0401251  
DRAWN BY: J.A. GARZA 10/15/2012  
CHECKED BY: V.J. BARR 10/17/2012



HATCHED AREA IS THE APPROXIMATE TAKING

INSTR. No. 2007095907, DATED: 07/24/2007  
TAX ID No. 45-09-05-304-001.000-004

NOTE: DIMENSIONS SHOWN  
HEREIN ARE ENGLISH.

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.



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| 1011  | PR-A                                   | 104+00.00 | 53.17 R | 53,868.4287 | 55,063.0370 |
| 1014  | PR-A                                   | 104+00.00 | 12.00 R | 53,900.0028 | 55,036.6188 |

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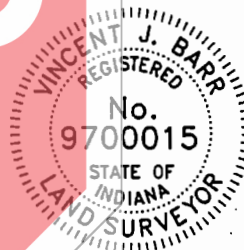
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*V. J. Barr 10/18/2012*

VS ENGINEERING, INC.  
VINCENT J. BARR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NO. 9700015  
STATE OF INDIANA



|                  |   |                                  |
|------------------|---|----------------------------------|
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| PROJECT: 0401251 |   | CHECKED BY: V.J. BARR 10/17/2012 |
| ROAD: U.S. 12    |   |                                  |
| COUNTY: LAKE     |   |                                  |
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