

OFFER TO DONATE PROPERTY

October 26, 2015

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TO: The City of East Chicago, by and through its Redevelopment Commission

1. Donor, Steven Nicksic hereby referred to as "Donor", agrees to donate to the City of East Chicago, Indiana, by and through its Redevelopment Commission, hereinafter referred to as "Donee", as a donation for no cost (\$0.00) to it, in its present condition, AS IS, the property located in the City of East Chicago, Lake County, Indiana, hereinafter referred to as "real estate" and legally described as set forth:

Lot 13, Block 16, Subdivision of Blocks 13, 14, 15 and 16, Fifth Addition to Indiana Harbor, in the City of East Chicago, as per plat thereof recorded in Plat Book 9, Page 2, in the Office of the Recorder of Lake County Indiana.

Key No. 45-03-22-380-009.000-024

Commonly Known as 4025 Elm Street, East Chicago, IN 46312

2. Donor represents that he is the fee simple and title owner of the property listed above paragraph one (1).

3. Donor shall convey title by warranty deed and represents and warrants that he has the power to enter this agreement and that all proper authorization has been given for entering into this agreement and making the listed donation.

4. Donee if Donee desires, may order a title commitment update for the property and shall pay for all costs associated with the update. Donor shall order, at Donor expense, an appraisal, and Donor's donation is not contingent upon the results of the appraisal and donation shall occur regardless of appraisal value.

5. It is agreed that a reasonable amount of time shall be allowed to Donor to correct any defects in title, if any, except for City of East Chicago liens. Merchantable title shall be free and clear of all other liens, rights and encumbrances subject only to current property taxes, easements, and restrictions and covenants of record; ditches and drains, if any; and applicable building codes and zoning ordinances and any liens by the City of East Chicago and any of its related entities. Donee agrees that at closing it shall present for recording to closing agent releases of all City of East Chicago and its related entities' liens on the property, as to Donor, including but not limited to the Demolition action of April 25, 2012, which resulted in demolition in November 2012 and a demolition lien being recorded in May 2013, and the subsequent foreclosure of those liens.

6. Donee shall not be responsible for general real estate taxes for any previous years.

NON-TAXABLE

23474

JUN 14 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

jl

2016 07 26 07:18

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 JUN 14 AM 10:23
MICHAEL S. BROWN
RECORDER



16.1
Eck
Dm
New-ctt

7. Special assessments now levied against the real estate are to be paid by Donor and any special assessments levied against the real estate prior to the time of closing are to be paid by the Donor.

8. This agreement shall be binding upon and is inuring to the benefit of Donor and Donee, their heirs, executors, shareholders, affiliates, subsidiaries, successor corporations, administrators, and assigns.

9. Donee shall complete, execute and deliver IRS Form 8283 at time of closing regarding this donation.

Donor: Steven Nicksic



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the Lake County Recorder!**

DONEE'S ACCEPTANCE OF DONATION OF REAL ESTATE

The undersigned Donee(s) hereby accept(s) the foregoing Offer to Donate the above listed real estate this 26th day of October, 2015, and agree(s) to fully comply with said Offer to Donate Real Estate according to the terms and conditions thereof.

Donee:

City of East Chicago, By and Through its
Redevelopment Commission



By:



Its:

Executive Director

019233228

3010 10/26/15

NON-TAKABLE

LAKE COUNTY RECORDER

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