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2016 040015

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 JUN 29 AM 9:07

MICHAEL B. BROWN
RECORDER

QUIT CLAIM DEED

Project: 1297017
Code: n/a
Parcel: 164
Page: 1 of 3

THIS INDENTURE WITNESSETH, That American Oil Company, the Grantor(s) of DuPage County, State of Illinois Convey(s) and Quit Claims to the **CITY OF HAMMOND, INDIANA, A MUNICIPAL CORPORATION**, the Grantee, for and in consideration of the sum of Six Thousand Dollars and No Cents (\$6,000.00) (of which said sum \$0.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being more particularly described in the legal description(s) 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 undersigned represents and warrants that (he)(she) is a duly elected officer 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 interest described; that pursuant to the by-laws of the Grantor (he)(she) has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that (he)(she) is therefore, fully authorized and empowered to convey to the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instrument (he)(she) had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

The grantor(s) assume(s) and agree(s) to pay the 2015 payable 2016 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the City of Hammond in the event of any non-payment.



Tax bill to and interests in land acquired by
The City of Hammond, Indiana
Grantee mailing address:
5925 Calumet Avenue
Hammond, IN 46320
I.C. 8-23-7-31

AMOUNT \$ 26⁰⁰
CASH _____ CHARGE _____
CHECK # 440
OVERAGE 2
COPY _____
NON-COM _____
CLERK RW

NO SALES DISCLOSURE NEEDED
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Approved Assessor's Office

By: [Signature]

003725

Project: 1297017
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Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 20th day of June, 2016

American Oil Company

[Signature]

(Seal)

(Seal)

Signature

Signature

DANIEL R. FIDEN

Printed Name

Printed Name

SS:

STATE OF: IL

COUNTY OF: Cook

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said State and County, personally appeared Daniel R. Fiden of the American Oil Company, Inc. Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 20th day of June, 2016.

Signature K. Condon

Printed Name K. Condon

My Commission expires June 29, 2016

I am a resident of Cook County.



K CONDON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 29, 2019



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This instrument prepared by Law Office of Kristina Kantar, 5925 Calumet Avenue, Hammond IN 46320, Attorney Number 18022-45.

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. – Kristina Kantar



EXHIBIT "A"

Project: 1297017
Parcel: 164 Fee Simple
Tax ID: 45-03-30-477-003.000-023
Form: QCD-1

Sheet 1 of 1

A part of the Southeast Quarter of Section 30, Township 37 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 the southeast corner of Lot 1 in Kolondzic's Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 102, page 93, in the Office of the Recorder of Lake County, Indiana, said southeast corner being designated as point "2077" on said parcel plat; thence North 89 degrees 11 minutes 09 seconds East 50.01 feet to the east line of the West 50 feet of the East 90 feet of said quarter section; thence South 0 degrees 01 minute 08 seconds West 100.01 feet along said east line; thence South 89 degrees 11 minutes 09 seconds West 50.01 feet to the west line of said East 90 feet; thence North 0 degrees 01 minute 08 seconds East 100.01 feet along said west line to the point of beginning and containing 0.115 acres, more or less, inclusive of the presently existing right-of-way which contains 0.060 acres, more or less.

This description was prepared for the City of Hammond, Indiana by Jessica L. Stapleton, Indiana Registered Land Surveyor, License Number LS20600032, on the 29th day of September, 2014.

Jessica L. Stapleton



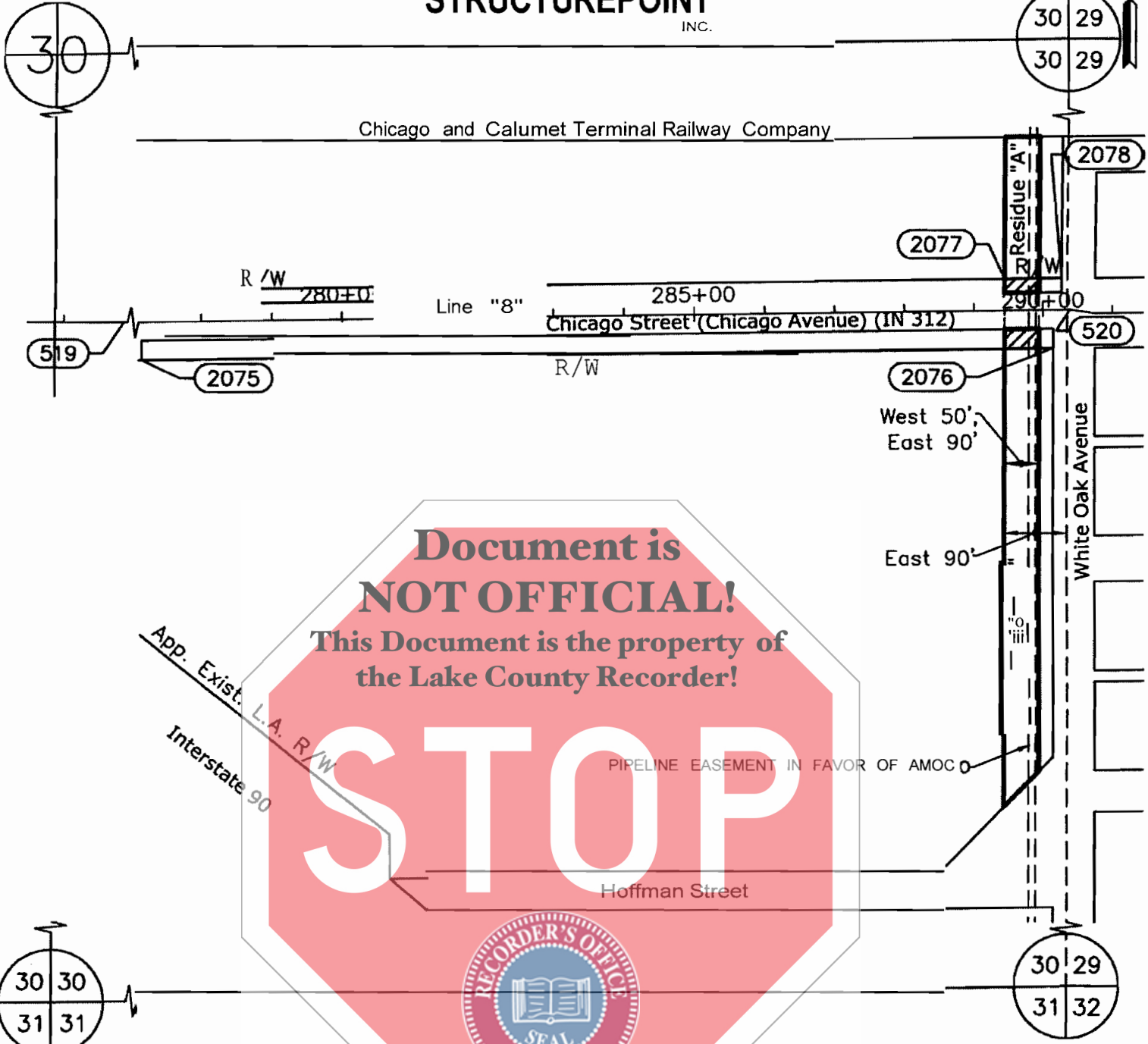
EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT

Prepared for the City of Hammond, Indiana
 by: AMERICAN

STRUCTUREPOINT
 INC.

SHEET 1 OF 2

0 100' 200'
 SCALE: 1"=200'



App. Exist. L.A. R/W
 Interstate 90

W/ff. § 71 HATCHED AREAS THE APPROXIMATE TAKING

OWNER: The American Oil Company	DRAWN BY: JLS
PARCEL: 164	CHECKED BY: JLS
CODE: N/A	DES. NO.: 1297017
PROJECT: 1297017	Deed Record 1170, page 176, dated December 31, 1960
ROAD: Chicago Street	
COUNTY: Lake	
SECTION: 30	
TOWNSHIP: 37 North	
RANGE: 9 West	THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared for the City of Hammond, Indiana
 by: AMERICAN

STRUCTUREPOINT
 INC.

POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	
519	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
520					
2075	24405.0847	40123.9973	H.(277+14.51)	PL(55') Rt.	LINE B
2076	24423.5478	41423.3104	H.(290+13.96)	55' Rt.	LINE B
2077	24522.5637	41353.3428	H.(289+45.40)	PL(45') Lt.	LINE B
2078	24523.7289	41435.3432	H.(290+27.41)	45' Lt.	LINE B



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2014-001646 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
 Jessica L. Stapleton Date
 Reg. Land Surveyor No. 20600032
 State of Indiana



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

OWNER: The American Oil Company	DRAWN BY: JLS
PARCEL: 164	CHECKED BY: JLS
CODE: N/A	DES. NO.: 1297017
PROJECT: 1297017	
ROAD: Chicago Street	
COUNTY: Lake	
SECTION: 30	
TOWNSHIP: 37 North	
RANGE: 9 West	
AMERICAN STRLJCruREPODIT,INC PROJECT*NO. 201100320	
THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.)	