

2016 054501

2016 AUG 10 PM 1:55

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project: 1500222
Code: n/a
Parcel: 92
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Raquel L. Calvillo, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the **CITY OF HAMMOND, INDIANA, A MUNICIPAL CORPORATION**, the Grantee, for and in consideration of the sum of Seventy Three Thousand Seven Hundred and 00/100 Dollars (\$73,700.00) (of which said sum \$73,700.00 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 Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), 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 said 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(s) and all successors and assigns.

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.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

014541

AUG 10 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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

NON-TAXABLE
AUG 10 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

AMOUNT \$ 26
CASH _____ CHARGE _____
CHECK # 57131
OVERAGE _____
COPY _____
NON-COM _____
CLERK [Signature]

2

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Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) has / have executed this instrument
this 06 day of July, 2016.

Raquel L. Calvillo (Seal) _____ (Seal)
Signature _____ Signature _____

Raquel L. Calvillo
Printed Name _____

Signature _____ (Seal) _____ (Seal)

Printed Name _____ Printed Name _____

STATE OF: IL :

COUNTY OF: Coock :

SS:

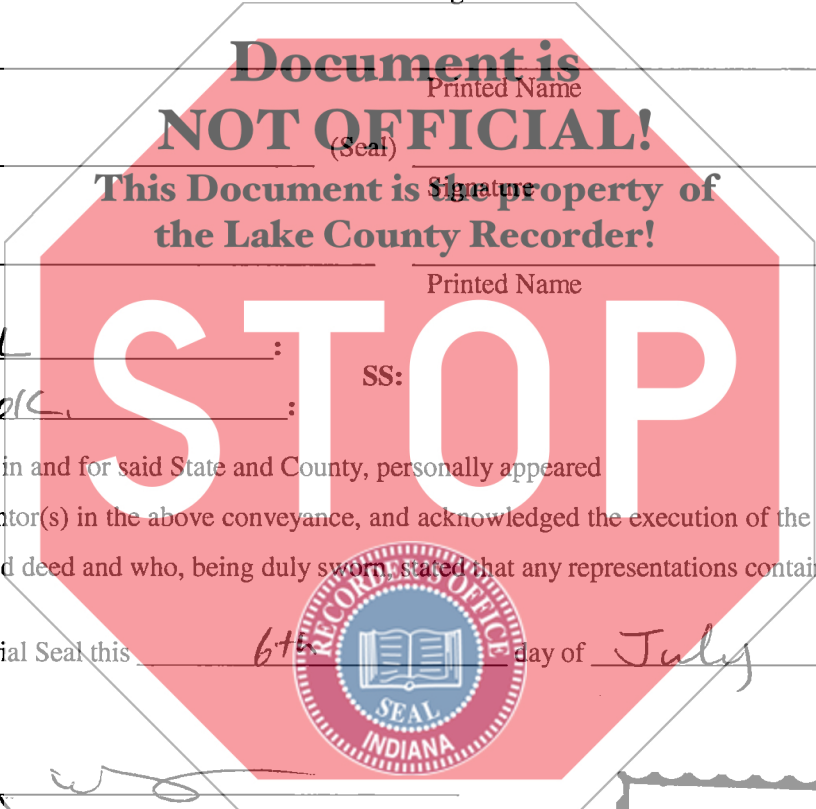
Before me, a Notary Public in and for said State and County, personally appeared
Raquel L. Calvillo the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid
to be _____ voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 6th day of July, 2016.

Signature Janice F Wong
Printed Name _____

My Commission expires Jun 11, 2019

I am a resident of Peoria County.



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Page:	3 of 3

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: _____

(Signature)

Kristina Kanter, Attorney-At-Law, Attorney Number 18022-45
City of Hammond
5925 Calumet Avenue
Hammond, IN 46320



EXHIBIT "A"

Project: 1297017
Parcel: 92 FEE SIMPLE
Form: WD-1 (Rev. 2010)
Key #: 45-02-25-476-001.000-023

Sheet 1 of 1

A part of Lot 29 in Block F in Hoffman's 2nd Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 1, page 98, in the Office of the Recorder of 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 northwest corner of said lot; thence South 88 degrees 59 minutes 59 seconds East 110.00 feet along the north line of said lot to the northeast corner of said lot; thence South 0 degrees 38 minutes 12 seconds West 4.40 feet along the east line of said lot to point "1488" designated on said plat; thence Westerly 46.57 feet along an arc to the left and having a radius of 1,461.50 feet and subtended by a long chord having a bearing of North 88 degrees 07 minutes 43 seconds West and a length of 46.57 feet to point "1487" designated on said plat; thence North 89 degrees 02 minutes 30 seconds West 41.05 feet to point "1486" designated on said plat; thence South 54 degrees 27 minutes 51 seconds West 27.74 feet to point "1485" designated on said plat, which point is on the west line of said lot; thence North 0 degrees 38 minutes 12 seconds East 20.24 feet along said west line to the point of beginning and containing 603 square feet, more or less.

This description was prepared for the City of Hammond, Indiana by Beam, Longest and Neff, L.L.C.

Dewey L. Witte
Dewey L. Witte
Indiana Registered Land Surveyor
License Number LS29800022

03/04/2014

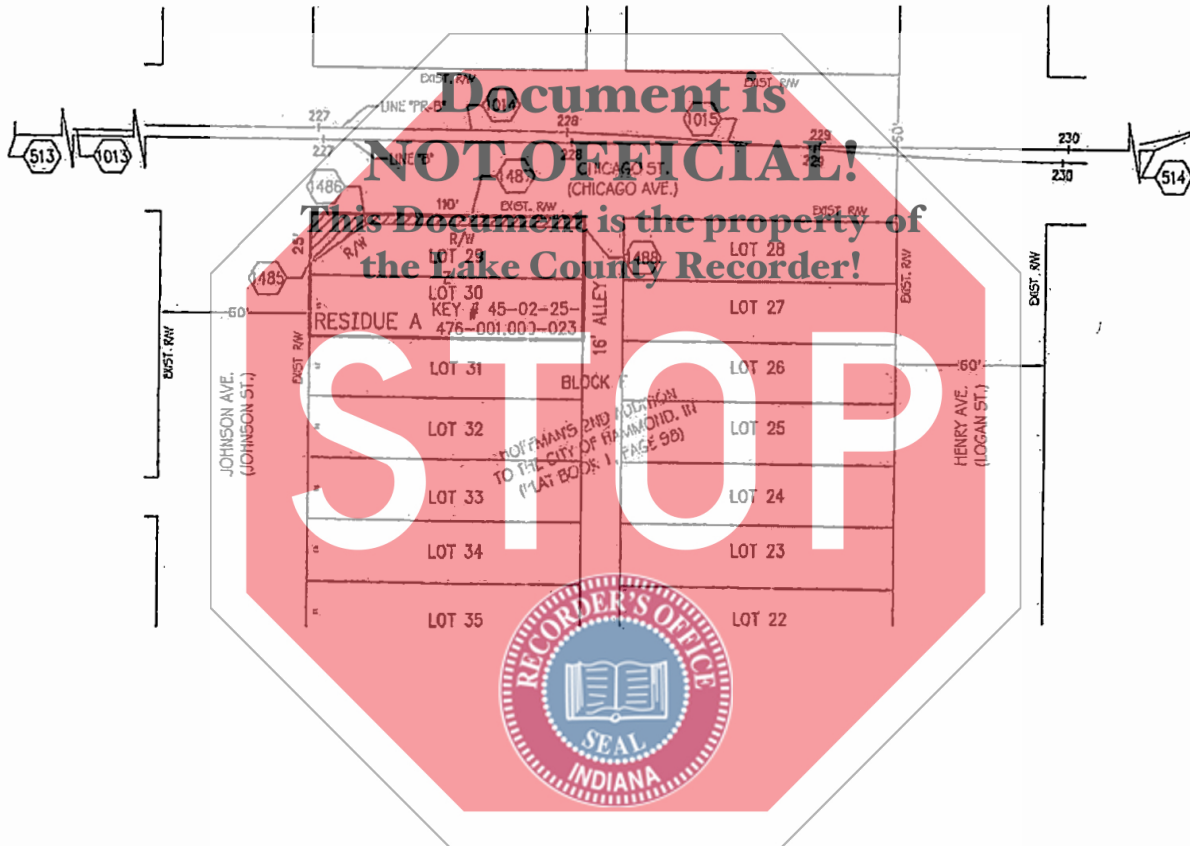


EXHIBIT "B"

R/W PARCEL PLAT

Prepared for the City of Hammond, Indiana
by Beam, Longest & Neff L.L.C. (Job #130129)

SHEET 1 OF 2



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: CALVILLO, RAQUEL L.
PARCEL: 92
PROJECT: 1297017
ROAD: CHICAGO STREET
COUNTY: LAKE
SECTION: 25
TOWNSHIP: 37 N.
RANGE: 10 W.

DES. NO.: 1297017
DRAWN BY: J.K. ROSS 2-20-2014
CHECKED BY: D.L. WITTE 3-3-2014

INSTRUMENT #2003-039162, DATED 3-31-2003

Dimensions shown are from the above listed Record Documents.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
513, 514	SEE ROUTE SURVEY, SURVEY BK 25, PG 76, INSTRUMENT #2014-001646					
1013	PR-B	PT(221+33.29)	0.00		24275.1580	34572.7990
1014	PR-B	PC(227+61.05)	0.00		24264.6573	35200.4709
1015	PR-B	PT(226+65.40)	0.00		24259.2857	35304.6600
1485	PR-B	226+97.70	55.00	Rt.	24210.7247	35136.2093
1486	PR-B	227+20.00	38.50	Rt.	24226.8493	35158.7852
1487	PR-B	228+08.84	58.10	Rt.	24226.1027	35199.8269
1488	PR-B	228+08.84	58.10	Rt.	24224.6422	35246.3685

Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.

Note: Line "B" is a Control Line and Line "PR-B" is a Paper Relocation Line.

STOP

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded in Survey Book 25, page 76, Instrument #2014-001646, in the in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereto by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12).



Dewey L. Witte 03/01/2014

Dewey L. Witte Date
Registered Land Surveyor No. LS29800022
State of Indiana

OWNER: CALVILLO, RAQUEL L.	DES. NO.: 1297017
PARCEL: 92	DRAWN BY: J.K. ROSS 2-20-2014
PROJECT: 1297017	CHECKED BY: D.L. WITTE 3-3-2014
ROAD: CHICAGO STREET	
COUNTY: LAKE	
SECTION: 25	
TOWNSHIP: 37 N.	
RANGE: 10 W.	

BLN Beam, Longest and Neff, LLC
Consulting Engineers and Land Surveyors
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Telephone: (317) 849-5832
www.b-l-n.com