

2016 055396

2016 AUG 15 AM 11:52

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH: That **CROWN POINT COMMUNITY SCHOOL CORPORATION** ("Grantor"), an Indiana public school corporation organized and existing under the laws of the State of Indiana, conveys and warrants to the **CITY OF CROWN POINT, INDIANA** ("Grantee"), an Indiana municipality organized and existing under the laws of the State of Indiana, of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, its interests in the real estate located in Lake County, in the State of Indiana legally described in Exhibit A attached hereto and by reference made a part hereof ("Real Estate"), subject, however, to all easements, covenants, conditions, and restrictions of record, all applicable building codes and zoning ordinances, and real estate taxes and other legal assessments due and payable in 2016 and thereafter, affecting the Real Estate and subject further to the condition that Grantee use the Real Estate as a public park.

The undersigned persons executing this Warranty Deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered to execute and deliver this Warranty Deed; that Grantor has full corporate capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done. (There is no Indiana gross income tax due on the transfer made by this conveyance.)

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed this 15th day of July, 2016.

CROWN POINT COMMUNITY SCHOOL CORPORATION

By:

Scott Angel, President
Board of School Trustees

ATTEST:


Thomas Hoffman, Secretary
Board of School Trustees

NON-TAXABLE

AUG 15 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

1519

20.1
NFT


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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Scott Angel and Thomas Hoffman, the President and Secretary, respectively, of the Board of School Trustees of Crown Point Community School Corporation, who acknowledged execution of the foregoing Warranty Deed as such officers acting for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 15th day of July, 2016.

Diana L. Green
(signature)

Diana L. Green
(printed name), Notary Public

My Commissions Expires:

County of Residence:

March 12, 2023

Lake

Return recorded deed to/send tax statements to: City of Crown Point, Indiana
101 North East Street
Crown Point, IN 46307
ATTN: Mayor's Office

**Document is
NOT OFFICIAL!**

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

STOP

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.

Cheryl A. Zic

This instrument was prepared by: Cheryl A. Zic
Crist, Sears & Zic, LLP
9245 Calumet Avenue, Suite 200
Munster, Indiana 46321



EXHIBIT A

Part of the East Half of the Northwest Quarter of Section 8, Township 34 North, Range 8 West of the 2nd Principal Meridian in the City of Crown Point, Lake County, Indiana, described as follows: Beginning at a point 650 feet West and 913.5 feet North of the Southeast corner of the Northwest Quarter of said Section 8, said point being the intersection of the North line of Walnut Street with the West line of West Street; thence S.89°54'46"W., along the North line of Walnut Street, 146.0 feet; thence N.00°00'E., parallel with the West line of West Street, 733.39 feet, more or less, to the South Right-of-way line of Joliet Street (also known as U.S. Highway 231); thence S.74°06'41"E., along said South Right-of-way line, 151.80 feet to the West line of West Street; thence S.00°00'W., along the West line of said West Street, 691.61 feet, more or less, to the point of beginning. Said parcel contains 2.388 acres, more or less.

Tax Parcel No.:

- 45-16-08-133-001.000-042
- 45-16-08-133-002.000-042
- 45-16-08-133-003.000-042
- 45-16-08-133-004.000-042
- 45-16-08-133-005.000-042
- SPLIT from 45-16-08-103-026.000-042
- 45-16-08-176-011.000-042
- 45-16-08-176-012.000-042
- 45-16-08-176-013.000-042
- 45-16-08-176-014.000-042

