

5.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 055783

2016 AUG 17 AM 10:24

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

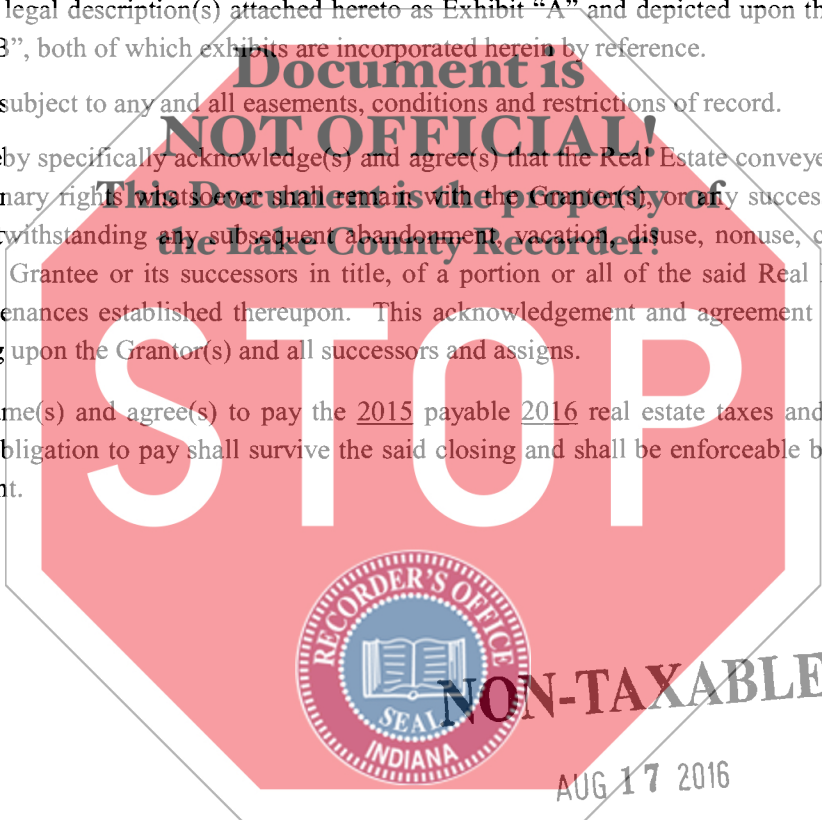
Project: 1500724
Code: n/a
Parcel: 26
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Nathan Beller, 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 Sixty thousand five hundred sixty-five and no/100 Dollars, (\$60,565.00) (of which said sum \$60,565.00 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.



JOHN E. PETALAS
LAKE COUNTY AUDITOR

25277
24
CASH
DM

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

IN WITNESS WHEREOF, the said Grantor(s) has / have executed this instrument
this 4th day of March, 2016.

Nathan Beller (Seal) _____ (Seal)
Signature Signature
Nathan Beller _____
Printed Name Printed Name

STATE OF: INDIANA :
COUNTY OF: LAKE :

SS:

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

Witness my hand and Notarial Seal this 4th day of MARCH, 2016.

Signature [Signature]
Printed Name RAQUEL ORDUNA
My Commission expires JUNE 29th, 2019
I am a resident of LAKE County.

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

RAQUEL ORDUNA
NOTARY PUBLIC
State of Indiana, Lake County
My Commission Expires June 29, 2019



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: KRISTINA KANTAR
(Signature), Attorney at Law, Attorney No. 18022-45

City of Hammond, Indiana
5925 Calumet Avenue
Hammond, IN 46320

EXHIBIT "A"

Project: 1297017
Parcel: 26 FEE SIMPLE
Form: WD-1 (Rev. 2010)
Key #: 45-02-25-180-021.000-023 & 45-02-25-180-022.000-023

Sheet 1 of 1

West Half of Lot 7, all of Lot 8, Block 17, John Eschenburg's State Line Addition of the City of Hammond, as shown in Plat Book 2, page 2, in Lake County, Indiana.

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

Dewey L. Witte *01/31/2014*
Date
Dewey L. Witte
Indiana Registered Land Surveyor
License Number LS29800022



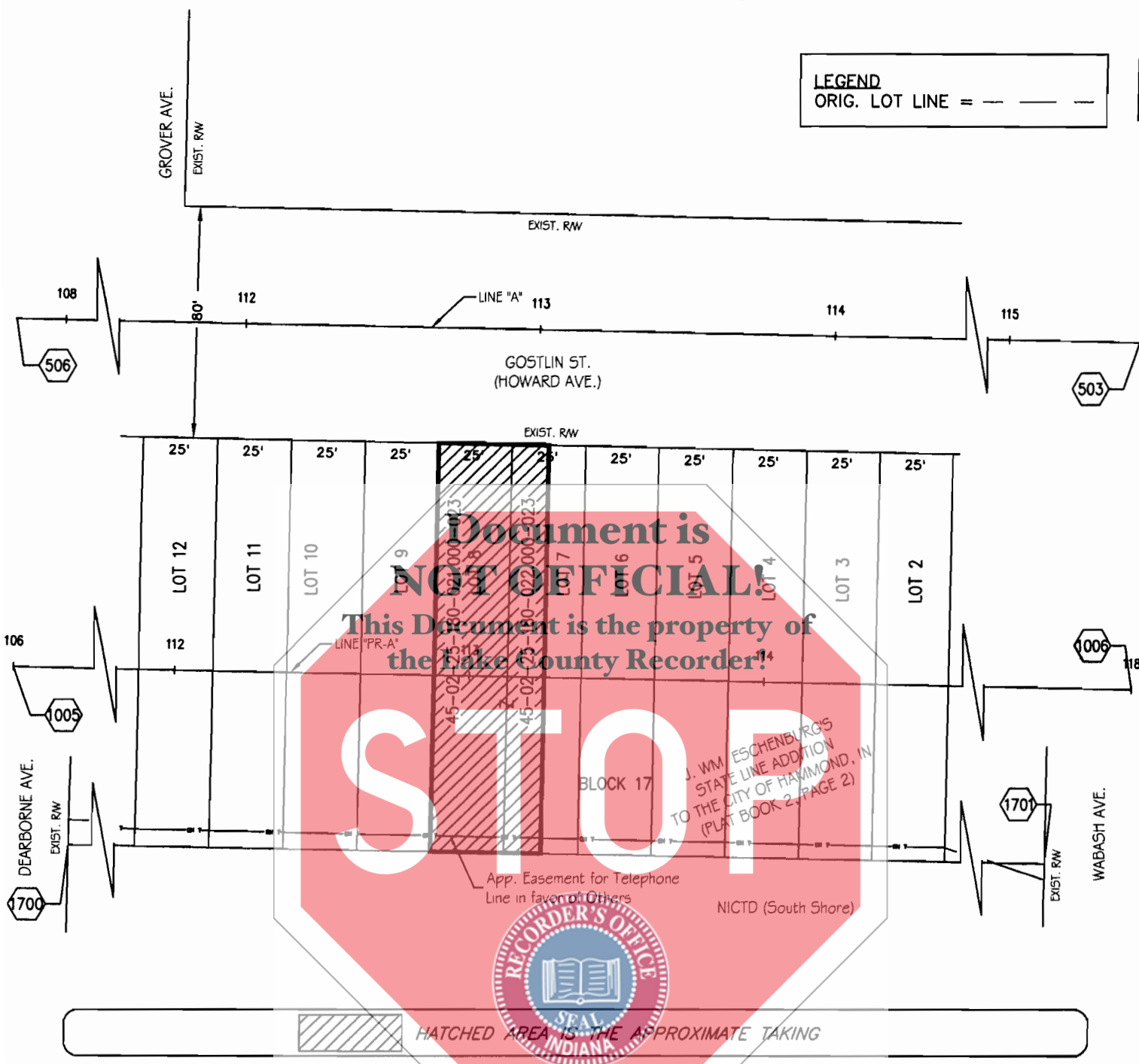
EXHIBIT "B"

R/W PARCEL PLAT

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



LEGEND
ORIG. LOT LINE = - - - - -



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: *BELLER, NATHAN*
 PARCEL: *26*
 PROJECT: *1297017*
 ROAD: *CHICAGO STREET*
 COUNTY: *LAKE*
 SECTION: *25*
 TOWNSHIP: *37 N.*
 RANGE: *10 W.*

DES. NO.: *1297017*
 DRAWN BY: *J.K. ROSS 1-30-2014*
 CHECKED BY: *D.L. WITTE 1-31-2014*

INSTRUMENT #*2013-073550*, DATED *7-2-2013*

Dimensions shown are from the above listed Record Documents.

| PARCEL COORDINATE CHART (shown in feet) | | | | | | |
|---|--|----------------|--------|---------|------------|------------|
| Point | Centerline | Station | Offset | Lt./Rt. | Northing | Easting |
| 504, 506 | SEE ROUTE SURVEY, SURVEY BK 25, PG 76, INSTRUMENT #2014-001646 | | | | | |
| 1005 | PR-A | PT(106+14.55) | 0.00 | | 25691.5979 | 32511.9275 |
| 1006 | PR-A | POT(118+97.00) | 0.00 | | 25665.1078 | 33794.1046 |
| 1700 | PR-A | 108+38.40 | 60.90 | Rt. | 25626.0895 | 32734.4728 |
| 1701 | PR-A | 114+96.40 | 60.90 | Rt. | 25612.5003 | 33392.3325 |

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

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

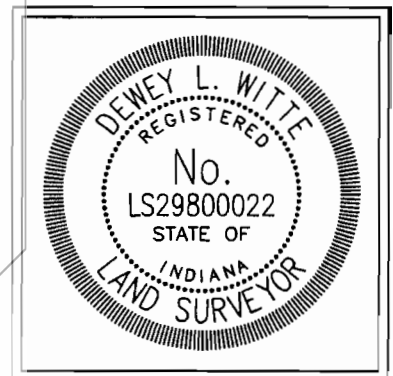
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STOP

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 01/31/2014
 Dewey L. Witte Date
 Registered Land Surveyor No. LS29800022
 State of Indiana



| | |
|--|--|
| <p>OWNER: <i>BELLER, NATHAN</i></p> <p>PARCEL: <i>26</i></p> <p>PROJECT: <i>1297017</i></p> <p>ROAD: <i>GOSTLIN STREET</i></p> <p>COUNTY: <i>LAKE</i></p> <p>SECTION: <i>25</i></p> <p>TOWNSHIP: <i>37 N.</i></p> <p>RANGE: <i>10 W.</i></p> | <p>DES. NO.: <i>1297017</i></p> <p>DRAWN BY: <i>J.K. ROSS 1-30-2014</i></p> <p>CHECKED BY: <i>D.L. WITTE 1-31-2014</i></p> |
| Beam, Longest and Neff, LLC Consulting Engineers and Land Surveyors 8126 Castleton Rd. Indianapolis, Indiana 46250 Telephone: (317) 849-5832 www.b-l-n.com | |