

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 055784

2016 AUG 17 AM 10:24

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

Form WD-1  
Revised 07/2014

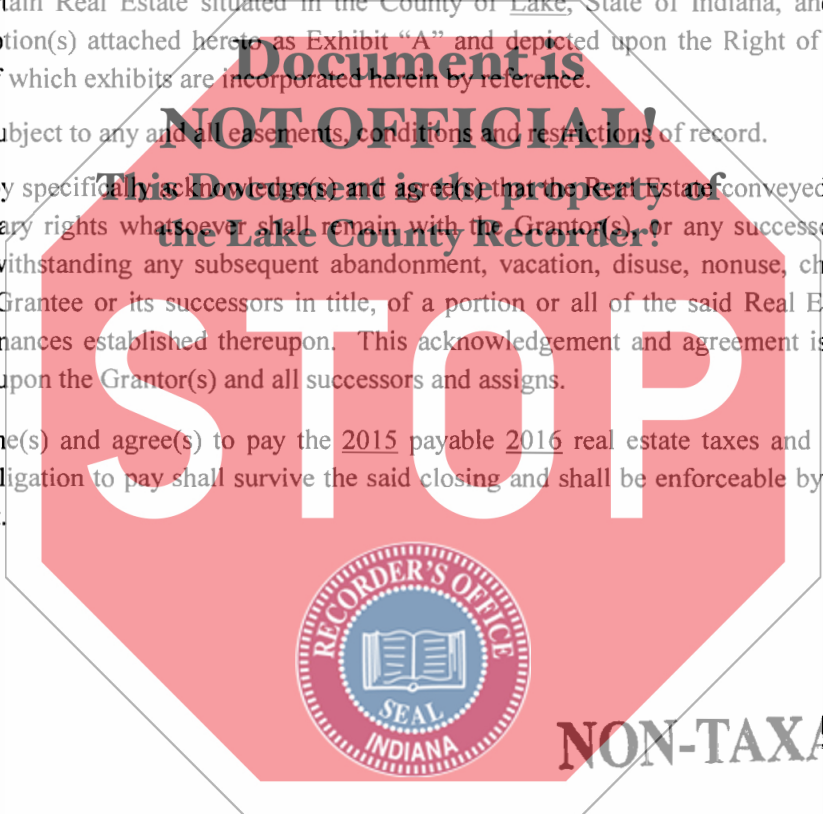
Project: 1500724  
Code: n/a  
Parcel: 15, 15A  
Page: 1 of 3

**THIS INDENTURE WITNESSETH**, That Francisco Jiminez and Georgina Jiminez, husband and wife, as tenants by the entireties of Lake County in the State of Indiana the Grantor(s) of Cook County, State of ILLINOIS Convey(s) and Warrant(s) to the **CITY OF HAMMOND, INDIANA, A MUNICIPAL CORPORATION**, the Grantee, for and in consideration of the sum of one hundred two thousand and no/100 Dollars, (\$102,000.00) (of which said sum \$102,000.00 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.



**NON-TAXABLE**

AUG 17 2016

**JOHN E. PETALAS**  
LAKE COUNTY AUDITOR

25278  
26-  
CASH  
DW

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 16 day of 2-16,

Francisco Jimenez  
Signature

(Seal)

Georgina Jimenez  
Signature

(Seal)

Francisco Jimenez  
Printed Name

Georgina Jimenez  
Printed Name

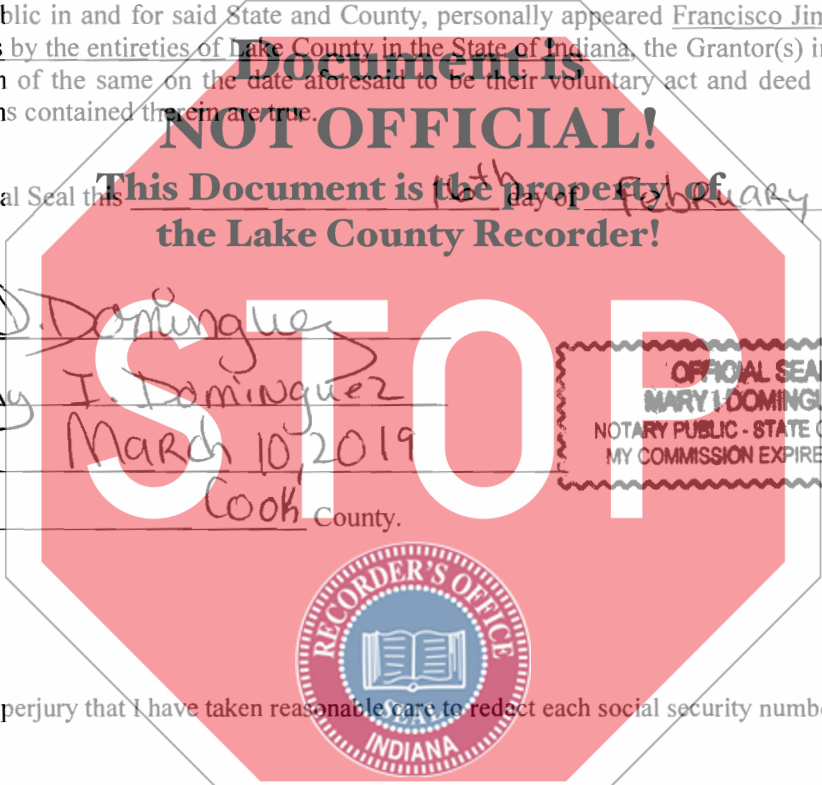
STATE OF: Illinois :  
COUNTY OF COOK :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Francisco Jimenez and Georgina Jimenez, husband and wife, as tenants by the entireties of Lake County in the State of Indiana, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 16th day of February, 2016.

Signature Mary J. Dominguez  
Printed Name MARY J. DOMINGUEZ  
My Commission expires March 10, 2019  
I am a resident of Cook County.



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: 15 Fee Simple  
Tax ID: 45-02-25-180-003.000-023  
Form: WD-1

Sheet 1 of 2

Lot 24 in Block 17 in J. William Eschenburg's State Line Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 2, page 2, in the Office of the Recorder of Lake County, Indiana.

This description was prepared for the City of Hammond, Indiana by Jessica L. Stapleton, Indiana Registered Land Surveyor, License Number LS20600032, on the 11<sup>th</sup> day of February, 2014.

*Jessica L. Stapleton*



**EXHIBIT "A"**

Project: 1297017  
Parcel: 15A Fee Simple  
Tax ID: 45-02-25-180-004.000-023  
Form: WD-1

Sheet 2 of 2

Lot No. Twenty-three (23), in Block No. Seventeen (17), as marked and laid down on the recorded plat of J. Wm. Eschenburg's State Line Addition to Hammond, in Lake County, Indiana, as the same appears of record in Plat Book 2, page 2, in the Recorder's Office of Lake County, Indiana.

This description was prepared for the City of Hammond, Indiana by Jessica L. Stapleton, Indiana Registered Land Surveyor, License Number LS20600032, on the 11<sup>th</sup> day of February, 2014.

*Jessica L. Stapleton*

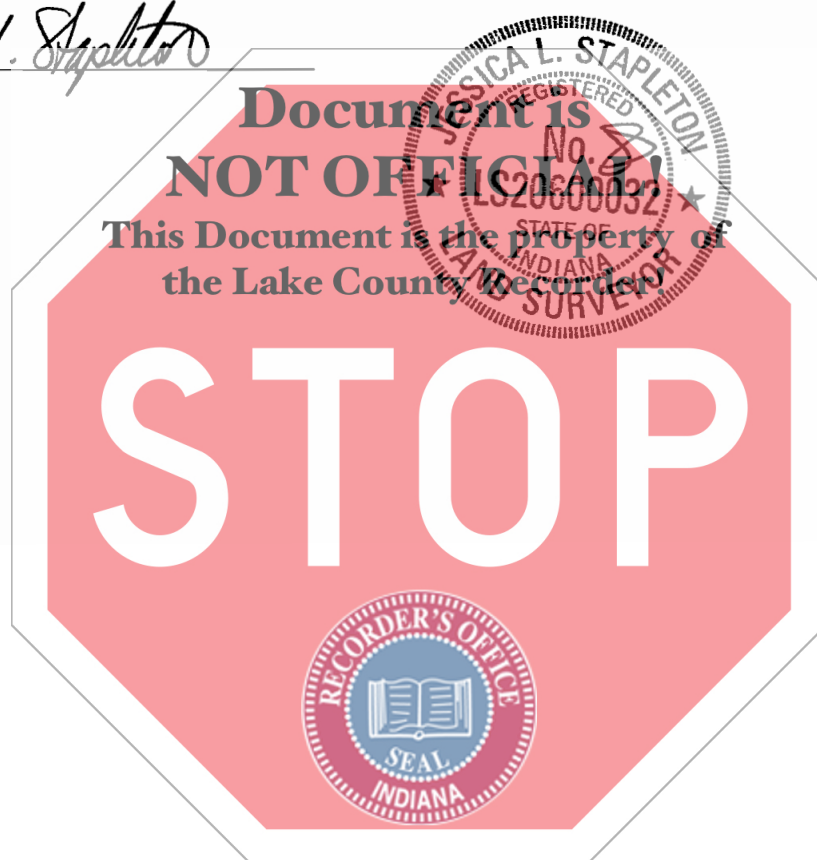
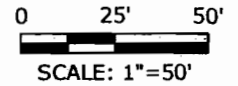
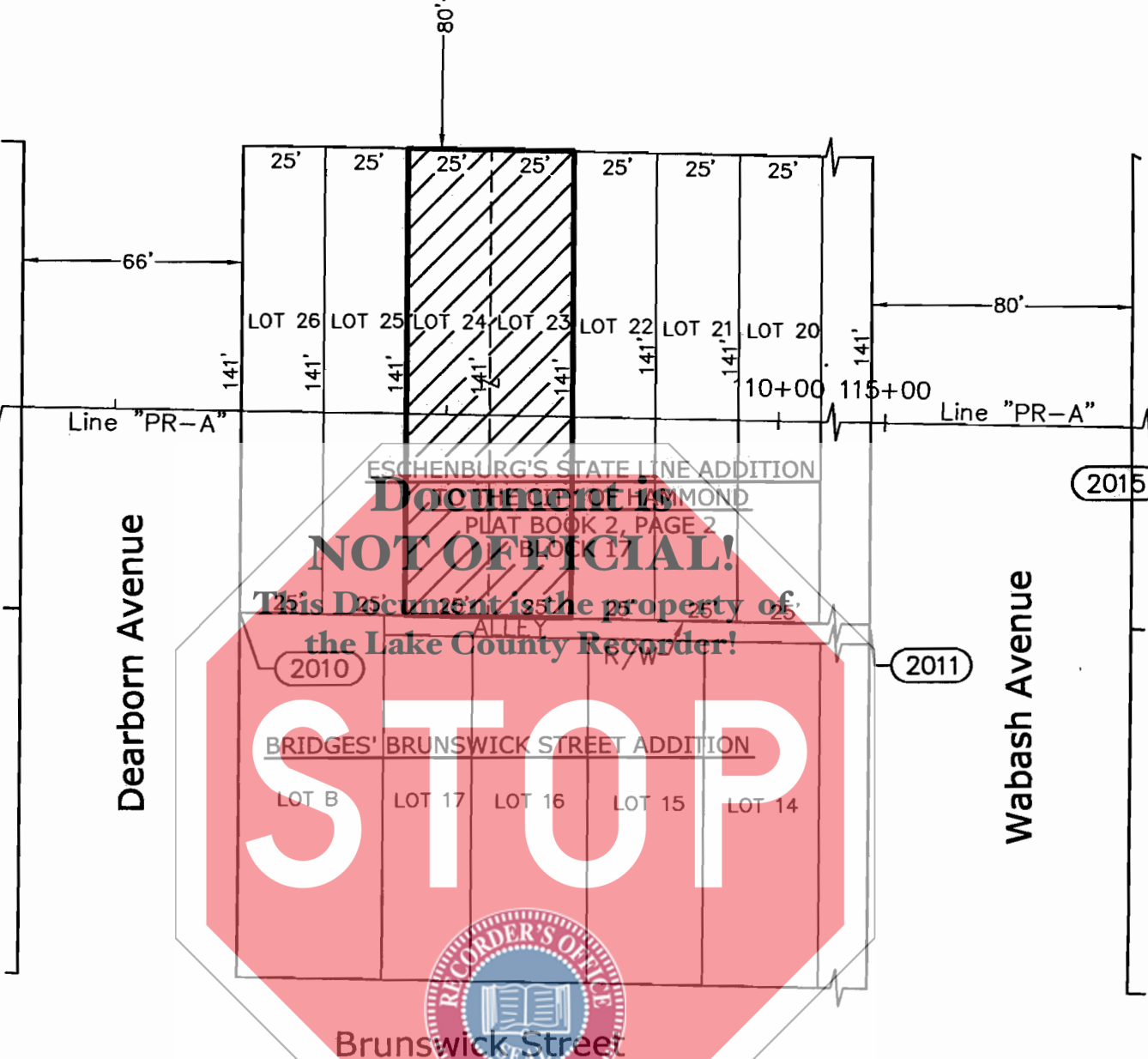


EXHIBIT "B"  
 RIGHT-OF-WAY PARCEL PLAT  
 Prepared for the City of Hammond, Indiana  
 by: AMERICAN



**STRUCTUREPOINT**  
 INC.

Gostlin Street (Howard Avenue)



 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: Jiminez, Francisco Et ux.	DRAWN BY: JLS
PARCEL: 15	CHECKED BY: JLS
CODE: N/A	DES. NO.: 1297017
PROJECT: 1297017	
ROAD: Chicago Street	
COUNTY: Lake	
SECTION: 25	
TOWNSHIP: 37 North	
RANGE: 10 West	

Instrument Number 2001-098380, dated November 27, 2001  
 Instrument Number 2001-098215, dated November 28, 2001

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

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	℄
2010	25626.0853	32734.4728	+PL(108+38.40)	PL(60.90') Rt.	LINE PR-A
2011	25612.4993	33392.1777	+PL(114+96.24)	PL(60.90') Rt.	LINE PR-A
2014	25691.5979	32511.9275	PT(106+14.55)	0'	LINE PR-A
2015	25665.1078	33794.1046	POT(118+97)	0'	LINE PR-A



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* Date *2/11/2014*  
 Jessica L. Stapleton  
 Reg. Land Surveyor No. 20600032  
 State of Indiana

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

OWNER: Jiminez, Francisco Et ux.	DRAWN BY: JLS
PARCEL: 15	CHECKED BY: JLS
CODE: N/A	DES. NO.: 1297017
PROJECT: 1297017	
ROAD: Chicago Street	
COUNTY: Lake	
SECTION: 25	
TOWNSHIP: 37 North	
RANGE: 10 West	

AMERICAN STRUCTUREPOINT, INC PROJECT NO. 201100320  
 THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.