

2016 055809

2016 AUG 17 AM 11:03

MICHAEL B. BROWN
RECORDER

CT NW Comm LLC
1501787

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Tracy Tichenor (Grantor) *CONVEY(S) AND WARRANT(S)* to Anthony T. Flores (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE ATTACHED EXHIBIT "A"

Property Address: 6552 Osborn Ave., Hammond, IN 46320
Tax ID No.: 45-07-09-102-006.000-023

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed on the 9th day of August, 2016.

CHICAGO TITLE INSURANCE COMPANY

~~Tracy Tichenor~~

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Tracy Tichenor who acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal on the 9th day of August, 2016.

KAREN CRAIG
Notary Public - Seal
State of Indiana
Lake County
My Commission Expires Nov. 4, 2022

Karen Craig
Notary Public Karen Craig
Resident of Lake County
My Commission expires: Nov. 4, 2022

Prepared by: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address: 6552 Osborn Ave., Hammond, IN 46320
Tax Billing Address: 6552 Osborn Ave., Hammond, IN 46320

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 Dena Phillips Farling. File No. 1501787

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 16 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *mk*

18.
1820501058

Part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, more particularly described as follows: Commencing at a point on a line that is parallel to the West line of said Northwest Quarter, said point being found by going Westerly 661.90 feet from the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 9, measured along the North line of said Northwest Quarter and South along said line that is parallel to the West line of said Northwest Quarter, 580 feet to the point of beginning; thence Westerly on a line parallel to the North line of said Northwest Quarter, 391.20 feet to a line that is parallel to the West line of said Northwest Quarter and 272.79 feet East of said West line, measured along a line that is parallel to the North line of said Northwest Quarter; thence Southerly on said line that is parallel to and 272.79 feet East of the West line of said Northwest Quarter, 126.15 feet to the Northeasterly right of way line of The New York, Chicago and St. Louis Railroad; thence Southeasterly 165.65 feet along said right of way line to a point of curve; thence continuing on said right of way line on a curve of 523.69 foot radius, convex to the South, 108.31 feet; thence Northerly parallel to the West line of said Northwest Quarter, 19.62 feet; thence Easterly at right angles to last described line, 158 feet to the aforesaid line that was parallel to the West line of said Northwest Quarter and found by coming 661.90 feet West along the North line of said Northwest Quarter; thence Northerly on said line that is parallel to the West line of said Northwest Quarter, 250.0 feet to the point of beginning.

Excepting therefrom: Part of the Northwest quarter of the Northwest quarter of Section 9, Township 36 North, Range 9 West of the Second Principal Meridian in the City of Hammond, Lake County, Indiana, described as: Commencing at the Northwest corner of said Northwest quarter; thence North 90 degrees 00 minutes 00 seconds East along the North line of said Northwest quarter 664.00 feet to the centerline of Osborn Avenue; thence South 00 degrees 01 minutes 15 seconds West parallel with the West line of said Northwest quarter and along said centerline Osborn Avenue a distance of 580.00 feet to the point of beginning; thence South 00 degrees 01 minutes 15 seconds West continuing along said centerline a distance of 141.91 feet; thence North 89 degrees 58 minutes 45 seconds West perpendicular to the last described line, a distance of 285.51 feet; thence North 00 degrees 01 minutes 15 seconds East perpendicular to the last described line, a distance of 15.62 feet; thence North 89 degrees 58 minutes 45 seconds West perpendicular to the last described line, a distance of 105.70 feet to a point which is 272.79 feet East of the said West line as measured along the North line of said Northwest quarter; thence North 00 degrees 01 minutes 15 seconds East parallel with and 272.79 East of said West line, a distance of 126.15 feet to a point 580.00 feet South of the said North line as measured along the said West line; thence South 90 degrees 00 minutes 00 seconds East parallel with and 580.00 feet South of the said North line, a distance of 391.20 feet to the point of beginning, containing 53,838 square feet, 1.24 acres more or less.

Return to: _____