

2016 056302

LAKE COUNTY
FILED FOR RECORD

2016 AUG 19 AM 9:27

MICHAEL S. BROWN
RECORDER

Mail Deed To: Grantee

Mail Tax Bills To:

AUDITOR'S RECORD
Transfer No.
Taxing Unit
Date:

QUIT-CLAIM DEED

This Indenture Witnesseth that RYYZ, LLC and RYYZ 2 CORP., as grantors, release and quitclaim to JACK FRANCIS GUAGLIARDO, the grantee, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, Indiana:

Common Address: 2300 -2593 Waverly Drive, Gary, Indiana

Parcel I.D. No.: 45-08-05-377-001.000-004

Legal: See Attached Exhibit A.

Signed and dated on 17 day of August, 2016.

Ryyz, LLC

By:

Nediva Schwarz, Managing Member

Document is

NOT OFFICIAL!

Ryyz 2 Corp.

This Document is the property of
the Lake County Recorder!

By:

Nediva Schwarz, Authorized Representative

STATE OF NEW YORK

KINGS COUNTY

) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

Ryyz, LLC by Nediva Schwarz, Managing Member AND Ryyz 2 Corp. by Nediva Schwarz, Authorized Representative

and acknowledged the execution of the foregoing Quit-Claim Deed on August 17, 2016.

I affirm under the penalties for perjury, that I have taken care to redact each Social Security number in this document, unless required by law.

Donald E. Wertheimer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 19 2016



John E. Petalas
Notary Public

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Resident of Kings County, Indiana New York

My Commission Expires: 2-12-2019

25319

#24
CS
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This instrument was prepared by: Donald E. Wertheimer, Attorney at Law, 1017 E. Jefferson Blvd., South Bend, Indiana 46617;

NO SALES DISCLOSURE NEEDED

Telephone: 574/288-6866

Approved Assessor's Office

By: J. S.

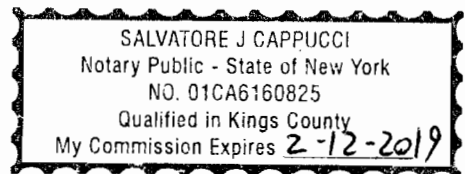


Exhibit A

Parcel 1:

The East 20.00 feet of Waverly Park Subdivision, said strip of land being known as Alley No. 30 West as dedicated to the City of Gary in the recorded Plat of Waverly Park Subdivision; also, the North 42.50 feet of Lot 8 and the South 7.50 feet of Lot 9, Block 8; and Lot 8, Block 7, Waverly Park Subdivision.

Parcel 2:

Parts of the Southwest Quarter of Section 5, Township 36 North, Range 8 West, of the second Principal Meridian, more particularly described as follows: Beginning at a point on the North right-of-way line of the New York Central Railroad and 745.06 feet East of the West line of said Southwest Quarter; thence North and parallel with the West line of said Southwest Quarter, a distance of 1993.45 feet to the Southerly line of the property owned by the New York Central Railroad, thence Southeasterly along the Southerly line of the property of the New York Central Railroad, a distance of 1317.50 feet; thence South and parallel with the West line of said Southwest Quarter, a distance of 1207.54 feet to the North right-of-way line of the New York Central Railroad; thence West along the North right-of-way line of said Railroad, a distance of 1046.86 feet to the place of beginning, in the City of Gary, Indiana.

Excepting from said parts those portions thereof conveyed to the Board of Park Commissioners of the Civil City of Gary, Indiana, by deed dated August 24, 1961, more particularly described as follows: Beginning at a point on the East line of a dedicated 20.00 foot wide alley on the East line of dedicated Waverly Park Subdivision, said point of beginning being 266.80 feet North of the centerline of dedicated 60.00 foot wide 6th Avenue and 745.00 feet East of the centerline of Chase Street, which is the West line of said Southwest Quarter; thence continuing Northerly on said East line of said 20.00 foot wide alley, a distance of 289.93 feet to the North line of a 20.00 foot wide dedicated alley, the South line of which is 151.00 feet Southwesterly of and parallel to the centerline of the East bound main of the Pittsburgh, Fort Wayne and Chicago Railroad; thence Southeasterly on said Southwesterly line of the 20.00 foot wide dedicated alley, a distance of 467.78 feet to the North line of 20.00 foot traveled way which is not a dedicated alley; thence Westerly on the North line of said 20.00 foot wide traveled way, a distance of 372.00 feet to the point of beginning; also excepting therefrom the following described parcel: Beginning at the point of intersection of the South line of 50.00 foot wide 7th Place with the East line of 50.00 foot wide Waverly Drive, said point of intersection being 956.00 feet Easterly of the centerline of Chase Street, which is also the West line of said Southwest Quarter; thence Southerly on the East line of said Waverly Drive 125.00 feet to a point of curve; thence Southerly and Easterly on said curve of 225.00 feet radius, convex to the Southwest, 46.07 feet to the North line of a 20.00 foot wide dedicated alley; thence Northwesterly on said North line of 20.00 foot dedicated alley: 15.26 feet; thence continuing Easterly on said North line of the 20.00 foot dedicated alley which deflects 09 degrees 12 minutes 40 seconds to the South from aforesaid 115.26 foot line, 265.57 feet to the Westerly line of said 20.00 foot dedicated alley; thence continuing Northeasterly on the West line of said 20.00 foot dedicated alley, which is a line that makes an interior angle of 114 degrees 19 minutes 47 seconds measured West thru North to Northeast with aforesaid 265.57 foot line, 136.54 feet; thence continuing North on said West line of the 20.00 foot dedicated alley, which is a line that makes an interior angle of 158 degrees 00 minutes 48 seconds measured Southwest thru West to North with

aforesaid 136.54 foot line, 146.45 feet; thence Northwesterly on a straight line that makes an interior angle of 95 degrees 03 minutes 25 seconds measured South thru West to Northwest with aforesaid 146.45 foot line, 172.42 feet to the dedicated Southeasterly curved line of 7th Place, which is a curve of 200.00 foot radius, convex to the Southeast, 246.01 feet to a point of tangent; thence continuing Westerly on the South Line of dedicated 7th Place, 69.00 feet to the point of beginning.

Also excepting therefrom, those parts conveyed to the City of Gary Municipal Corporation for public streets and alleys, assets forth in Quitclaim Deed recorded January 30, 1952 in Deed Record 907, page 403.

The above described land also being described by metes and bound description as follows:

MEETS & BOUNDS LEGAL DESCRIPTION FOR PARCEL 1:

Part of the Southwest Quarter of Section 5, Township 36 North, Range 8 West of the Second Principal Meridian, in Lake County Indiana, described as: Beginning at a point on the North right-of-way line of the New York Central Railroad and 745.06 feet East of the West line of said Southwest Quarter; thence South 88 degrees 57 minutes 31 seconds West 20.00 feet; thence North 01 degrees 02 minutes 29 seconds West 591.32 feet thence South 88 degrees 57 minutes 31 seconds West 109.00 feet; thence North 01 degrees 02 minutes 29 seconds West 50.00 feet; thence North 88 degrees 57 minutes 31 seconds East 109.00 feet; thence North 0 degrees 02 minutes 29 seconds West 750.00 feet; thence South 88 degrees 57 minutes 31 seconds West 109.00 feet; thence North 01 degrees 02 minutes 29 seconds West 50.00 feet; thence North 88 degrees 57 minutes 31 seconds East 109.00 feet; thence North 01 degrees 02 minutes 2 seconds West 261.72 feet; thence North 8 degrees 34 minutes 07 seconds East 20.00 feet; thence South 01 degrees 02 minutes 29 seconds East 1703.53 feet to the point of beginning. Containing 1.04 Acres (45,128 square feet) of land, more or less.

METES & BOUNDS LEGAL DESCRIPTION FOR PARCEL 2;

Part of the Southwest Quarter of Section 5, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, described as: Beginning at a point on the North right-of-way line of the New York Central Railroad and 745.06 feet East of the West line of said Southwest Quarter thence North 01 degrees 02 minutes 29 seconds West 1703.53 feet; thence North 87 degrees 34 minutes 07 seconds East 374.30 feet; thence South 54 degrees 08 minutes 41 seconds East 841.25 feet; thence South 01 degrees 02 minutes 29 seconds East 1207.54 feet; thence South 88 degrees 57 minutes 31 seconds West 1046.86 feet to the point of beginning.

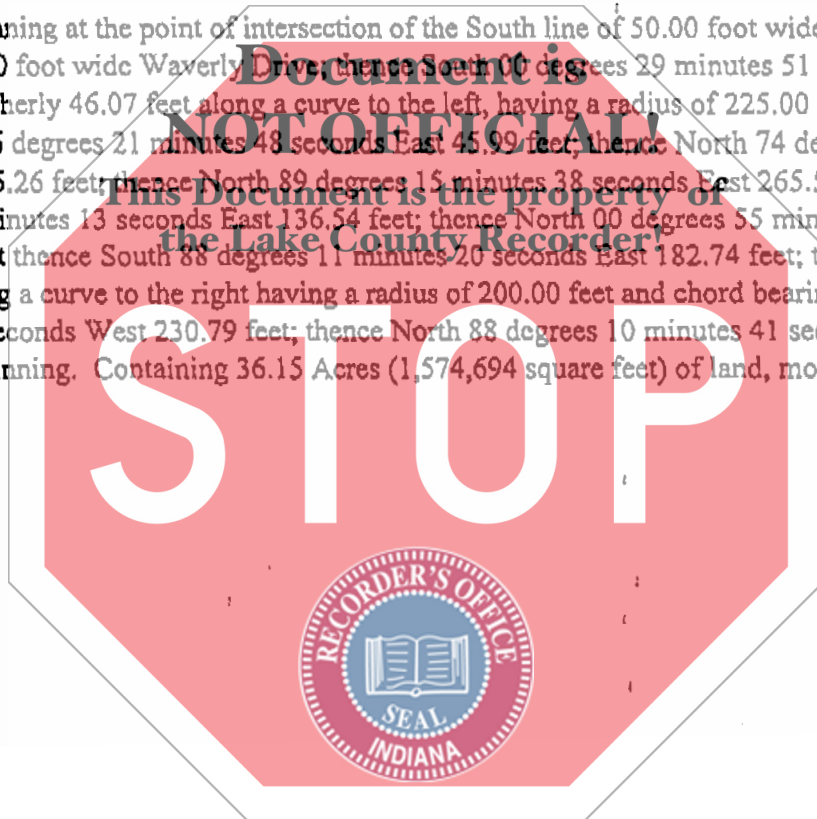
EXCEPT: Beginning at the point of Intersection of the South line of 50.00 foot wide 7th Place with the East line of 50.00 foot wide Waverly Drive; thence South 03 degrees 29 minutes 51 seconds East 125.00 feet; thence Southerly 46.07 feet along a curve to the left, having a radius of 225.00 feet, and chord bearing South 06 degrees 21 minutes 48 seconds East 45.99 feet; thence North 74 degrees 04 minutes 15 seconds East 115.26 feet; thence North 89 degrees 15 minutes 38 seconds East 265.57 feet; thence North 24 degrees 01 minutes 13 seconds East 136.54 feet; thence North 00 degrees 55 minutes 20 seconds West 146.45 feet; thence South 88 degrees 11 minutes 20 seconds East 182.74 feet; thence Southwesterly 246.01 feet along a curve to the right having a radius of 200.00 feet and chord bearing

South 52 degrees 56 minutes 23 seconds West 230.79 feet; thence North 88 degrees 10 minutes 41 seconds East 69.00 feet to the point of beginning. Containing 35.11 Acres (1,529,392 square feet) of land, more or less.

METES & BOUNDS LEGAL DESCRIPTION FOR OVERALL PARCEL:

Part of the Southwest Quarter of Section 5, Township 35 North, Range 8 West, of the Second Principal Meridian, in Lake County, Indiana described as: Beginning at a point on the North right-of-way line of the New York Central Railroad and 745.06 feet East of the West line of said Southwest Quarter; thence South 88 degrees 57 minutes 31 seconds West 20.00 feet; thence North 01 degrees 02 minutes 29 seconds West 591.32 feet thence; South 88 degrees 57 minutes 31 seconds West 109.00 feet; thence North 01 degrees 02 minutes 29 seconds West 50.00 feet; thence North 88 degrees 57 minutes 31 seconds East 109.00 feet; thence North 01 degrees 02 minutes 29 seconds West 750.00 feet; thence South 88 degrees 57 minutes 31 seconds West 109.00 feet; thence North 01 degrees 02 minutes, 29 seconds West 50.00 feet; thence North 88 degrees 57 minutes 31 seconds East 109.00 feet; thence North 01 degrees 02 minutes 29 seconds West 261.72 feet; thence North 8 degrees 34 minutes 07 seconds East 394.30 feet; thence South 54 degrees 0 minutes 41 seconds East 841.25 feet; thence South 01 degrees 02 minutes 29 seconds East 1207.54 feet; thence South 88 degrees 57 minutes 31 seconds West 1046.86 feet to the point of beginning.

EXCEPT: Beginning at the point of intersection of the South line of 50.00 foot wide 7th Place with the East line of 50.00 foot wide Waverly Drive; thence South 00 degrees 29 minutes 51 seconds East 125.00 feet; thence Southerly 46.07 feet along a curve to the left, having a radius of 225.00 feet and chord bearing South 06 degrees 21 minutes 48 seconds East 45.99 feet; thence North 74 degrees 04 minutes 15 seconds East 115.26 feet; thence North 89 degrees 15 minutes 38 seconds East 265.57 feet; thence North 24 degrees 01 minutes 13 seconds East 136.54 feet; thence North 00 degrees 55 minutes 20 seconds West 146.45 feet thence South 88 degrees 11 minutes 20 seconds East 182.74 feet; thence Southwesterly 246.01 feet along a curve to the right having a radius of 200.00 feet and chord bearing South 52 degrees 56 minutes 23 seconds West 230.79 feet; thence North 88 degrees 10 minutes 41 seconds 69.00 feet to the point of beginning. Containing 36.15 Acres (1,574,694 square feet) of land, more or less.



Property Address: 2300-2593 Waverly Drive, Gary, Indiana

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

