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2016 059163

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 AUG 30 AM 11:28

SPECIAL WARRANTY DEED MICHAEL B. BROWN
RECORDER

THIS SPECIAL WARRANTY DEED is made this 29th day of August, 2016 by Gentle Manor Estates, LLC, an Indiana Limited Liability Company, having an address of 1120 Nevada Place, Crown Point, IN 46307 (Grantor), for and in consideration in hand paid, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to Madilyn Estates, LLC, an Indiana Limited Liability Company having an address of 1206 Ryehill Drive, Joliet, IL 60431 (Grantee), forever the following described real estate situated in the County of Lake, in the State of Indiana, to wit:

See Exhibit A attached hereto and made a part hereof.

Common Street Address: 1350 E. North Street, Crown Point, IN 46307
PIN(s): 45-16-04-377-001.000-042 (Parcel 1)
45-16-04-379-001.000-042 (Parcel 2)
45-16-04-376-002.000-042 (Parcel 3)
45-16-04-377-002.000-042 (Parcel 4)
45-16-04-378-005.000-042 (Parcel 5)
45-16-04-376-001.000-042 (Parcel 6)

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

TO HAVE AND TO HOLD the said premises as described above, with appurtenances, unto the Grantee, and to its successors and assigns in fee simple forever.

Hold for:
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
2016-57925-01B

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

\$76.00
JTB

AUG 30 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Hand#
25084

25619

EXHIBIT A

Parcel 1:

The West 198 feet of the North half of the North half of the Southwest quarter of the Southeast Quarter of the Southwest quarter except the North 33 feet thereof, of Section 4 Township 34 North, Range 8 West of the 2nd P.M., in the City of Crown Point, Lake County, Indiana.

Parcel 2:

Part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the 2nd P.M. and described as follows: Commencing at a point 24 rods East of the southwest corner of said lot; thence North 40 rods; thence East 16 rods; thence North 40 rods to the North line of said lot; thence East 18 rods; thence South 40 rods; thence West 14 rods; thence South 40 rods to the South line of said lot; thence West 20 rods to the place of beginning, except the Right-of-Way over and across the North end of said tract of the Chicago and Atlantic Railway (now Erie) and also except the building lot 66 feet by 150 feet in the Southeast corner, being the East 66 feet of the South 150 feet thereof, in Lake County, Indiana, containing approximately Nine and One half acres.

Parcel 3:

The Northwest quarter of the Southeast quarter of the Southwest quarter of Section 4, Township 34 North, Range 8 West, in the City of Crown Point, Lake County, Indiana.

EXCEPTING:

The West Quarter of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the Second P.M., in the City of Crown Point, Indiana, Lake County.

Parcel 4:

North One Half of the North One Half of the East 198 feet of the West 396 feet of the Southwest Quarter, Southeast Quarter, Southwest Quarter Section 4, Township 34 North, Range 8 West of the 2nd P.M. in Lake County, Indiana.

Parcel 5:

Part of the Southeast Quarter, Southwest Quarter Section 4, Township 34 North, Range 8 West of the 2nd P.M. more particularly described as follows: Commencing at a point on the South line of the Southeast Quarter, Southwest Quarter of said Section 4 and 248 feet East of the Southwest corner thereof; thence North parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 165.80 feet; thence East parallel to the South line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 16 feet; thence North parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 132.00 feet; more or

less to the South line of Farragut Street; thence East along the South line of Farragut Street a distance of 132 feet; thence South parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 297.86 feet more or less to the South line of the Southeast Quarter, Southwest Quarter of said Section 4; thence West 148 feet to the point of beginning in Lake County, Indiana,

EXCEPTING THEREFROM:

Part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the 2nd P.M., Lake County, Indiana, more particularly described as follows: Commencing at a point on the South line of the Southeast Quarter of said Section 4 and 248 feet East of the Southwest corner thereof; thence North parallel with the West line of said Quarter, Quarter a distance of 153.0 feet; thence East parallel with the South line of said Quarter, Quarter a distance of 16.0 feet; thence North parallel with said West line 15.95 feet; thence east parallel with said South line 119.0 feet to the East line of a telephone company easement as described in Document No. 904150, recorded February 27, 1987, in said County; thence South parallel with said West line and along the East line of said telephone company easement 168.95 feet to the South line of said Quarter, Quarter, thence West along said South line 131.0 feet to the point of beginning, in Lake County, Indiana.

ALSO EXCEPTING THEREFROM:

Part of the Southeast Quarter, Southwest Quarter Section 4, Township 34 North, Range 8 West of the 2nd P.M. more particularly described as follows: Commencing at a point on the South line of the Southeast Quarter, Southwest Quarter of said Section 4 and 248 feet East of the Southwest corner thereof ; thence North parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 165.80 feet; thence East parallel to the South line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 16 feet, to the Point of Beginning; thence North parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 132.00 feet; more or less to the South line of Farragut Street; thence East along the South line of Farragut Street a distance of 100 feet; thence South parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 129.61 feet; thence West parallel to the South line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 100 feet to the point of beginning in Lake County, Indiana.

Parcel 6:

The West Quarter of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the Second P.M., in the City of Crown Point, Indiana, Lake County.

EXHIBIT B

1. Subject to an Easement for Gas Mains between Northern Indiana Public Services Company (Grantee) and Lester C. Smith and Ethel F. Smith (Grantors), dated 11/21/66, recorded 12/09/66, as Document No. 691388 in Book 954 page 598. (As to Parcel 2)
2. Subject to an Grant of Easement for Use of Sewer between Bruce T. Fleming and Betty J. Fleming (Grantor) and James Gentleman and Gloria Gentleman (Grantee), dated 12/19/69, recorded 12/29/69, as Document No. 1969-043427. (As to Parcel 2)
3. Subject to an Easement for Underground Electrical Line between Lester C. Smith and Ethel F. Smith (Grantor) and Northern Indiana Public Service Company (Grantee), dated 05/11/70, recorded 05/27/70, as Document No. 59675. (As to Parcel 2)
4. Subject to an Easement between Illinois Bell Telephone Company and James Gentleman, dated 06/26/70, recorded 06/30/70, as Document No. 63443. (As to Parcel 2)
5. Subject to an Easement for Underground Electrical Lines, Communication Lines, and Gas Mains between Northern Indiana Public Service Company (Grantee) and James M. Gentleman and Gloria D. Gentleman (Grantor), dated 03/19/82, recorded 03/30/82, as Document No. 1982-663614. (As to Parcel 2)
6. Subject to an Easement for Underground Electrical Lines, Communication Lines, and Gas Mains between Northern Indiana Public Service Company (Grantee) and James M. Gentleman and Gloria D. Gentleman (Grantor), dated 06/22/89, recorded 07/02/89, as Document No. 048099. (As to Parcel 2)
7. Subject to an Grant of Easement between Gentle Manor Estates LLC (Grantor) and Comcast of Illinois / Indiana / Michigan, Inc. (Grantee), dated 02/22/12, recorded 04/20/12, as Document No. 2012 026596. (As to Parcel 2)
8. Subject to an Grant of Permanent Longitudinal Easement between United States Steel Corporation (Grantor) and State of Indiana, Department of Natural Resources (Grantee), dated 01/23/85, recorded 02/08/85, as Document No. 791549. (As to Parcel 2)
9. Subject to easement for a pipeline for the transportation of petroleum (including products thereof) in favor of Buckeye Pipeline Company as evidenced by an affidavit dated 12/30/83, recorded 01/02/84 as Document No. 739659 and by an Encroachment Agreement dated 04/29/15 recorded 06/03/15 as Document No. 2015 034392, all in the Office of the Recorder of Lake County, Indiana. (As to Parcel 2)

10. Subject to an Easement for Underground Electrical Lines, Communication Lines, and Gas Mains between Northern Indiana Public Service Company (Grantee) and James M. Gentleman and Gloria D. Gentleman (Grantor), dated 03/19/82, recorded 03/30/82, as Document No. 1982-663614. (as to Parcel 3)
11. Subject to an Easement for Underground Electrical Lines, Communication Lines, and Gas Mains between Northern Indiana Public Service Company (Grantee) and James M. Gentleman and Gloria D. Gentleman (Grantor), dated 08/08/83, recorded 09/19/83 as Document No. 726031. (as to Parcel 3)
12. Subject to an Grant of Easement between Gentle Manor Estates, LLC (grantor) and Comcast of Illinois/Indiana/Michigan, Inc., dated 02/22/12, recorded 04/20/12, as Document No. 2012 026596. (as to Parcel 3)
13. Subject to an Grant of Easement for Use of Sewer between Bruce T. Fleming and Betty J. Fleming (Grantor) and James Gentleman and Gloria Gentleman (Grantee), dated 12/19/69, recorded 12/29/69, as Document No. 1969-043427. (As to Parcel 4)
14. Subject to an Utility Easement between Indiana Bell Telephone Company, Incorporated and James M. Gentleman and Gloira D. Gentleman, dated 01/09/87, recorded 02/27/87, as Document No. 904150. (As to Parcel 5)
15. Rights of the public and others in and to that part of the premises taken or used for roadway purposes.
16. Rights of way for Drainage tiles, ditches, feeders or laterals, if any.

