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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 059662

2016 AUG 31 PM 2:33

MICHAEL B. BROWN
RECORDER

Form WD-1
REV 2010

WARRANTY DEED

Project: Chicago Street
DES: 1297017
Parcel: 162
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Waynmari Enterprises, LLC, an Indiana Limited Liability Company the Grantor, of Lake County, State of Indiana Conveys and Warrants to the **CITY OF HAMMOND, INDIANA**, the Grantee, for and in consideration of the sum of Twenty Thousand Dollars And No Cents (\$20,000.00) (of which said sum \$20,000.00 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 undersigned represents and warrants that he is the Manager of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to the Articles of Organization of the Grantor and the Operating Agreement of the Grantor the he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked, altered, or suspended, therefore, fully authorized and empowered to convey to the City of Hammond, Indiana, real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

As an inducement for the City of Hammond, Indiana to close this real estate transaction, the Grantors assume and agree 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, Indiana in the event of any non-payment.

This conveyance is subject to any and all easements, conditions and restrictions of record.

Interests in land acquired by
The City of Hammond, Indiana
Grantee and Tax Mailing Address:
5925 Calumet Avenue
Hammond IN 46320
I.C. 8-23-7-31



AUG 31 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$ 24
G

005029
CR#4760

Project: Chicago Street
DES: 1297017
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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 29th day of August, 2016.



STOP

STATE OF Indiana

COUNTY OF Lake

SS:

This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said State and County, personally appeared Wayne L. Hoggett, Sr., (husband) of Wayne L. Hoggett Enterprises, LLC, An Indiana Limited Liability Company, the Grantor 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 all representations contained therein are true.

Witness my hand and Notarial Seal this 29th day of August 2016.

Signature: *Wayne L. Hoggett, Sr.*

Printed Name: Wayne L. Hoggett, Sr.

My Commission expires 10/17/2017

I am a resident of Lake County.

This instrument prepared by Law Office of Kristina Kantar, 5925 Calumet Avenue, Hammond IN 46320, Attorney Number 18022-45

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. - Kristina Kantar



Jessica L. Stapleton

This description was prepared for the City of Hammond, Indiana by Jessica L. Stapleton, Indiana Registered Land Surveyor, License Number LS20600032, on the 26th day of September, 2014.

presently existing right-of-way which contains 0.219 acres, more or less.

west line to the point of beginning and containing 0.395 acres, more or less, inclusive of the line of said Lot 52; thence North 0 degrees 14 minutes 49 seconds East 45.01 feet along said

the west line of said quarter-quarter section, said west line also being the prolongation of the east 312); thence South 89 degrees 11 minutes 09 seconds West 382.71 feet along said centerline to East 45.00 feet to the centerline of Chicago Street (also known as Chicago Avenue and Indiana

designated as point "2074" on said parcel plat thence South 0 degrees 48 minutes 51 seconds Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 102, page

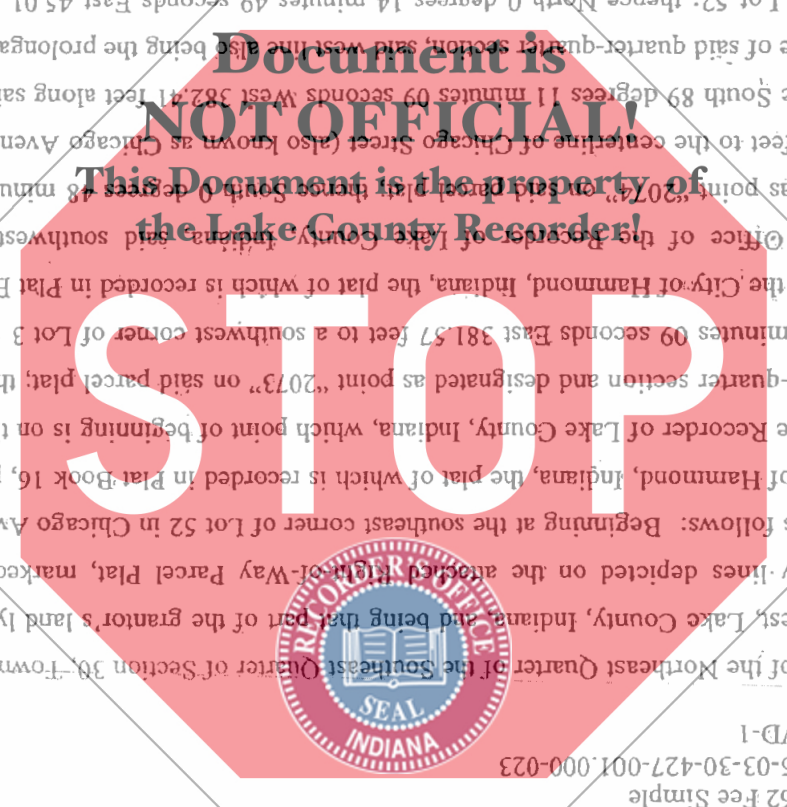
degrees 11 minutes 09 seconds East 381.57 feet to a southwest corner of Lot B in Kolondzie's said quarter-quarter section and designated as point "2073" on said parcel plat; thence North 89

Office of the Recorder of Lake County, Indiana, which point of beginning is on the west line of to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 16, page 23, in the

described as follows: Beginning at the southeast corner of Lot 52 in Chicago Avenue Addition right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B",

Range 9 West, Lake County, Indiana, and being that part of the grantor's land lying within the A part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 37 North,

Project: 1297017
Parcel: 162 Fee Simple
Tax ID: 45-03-30-427-001.000-023
Form: WD-1

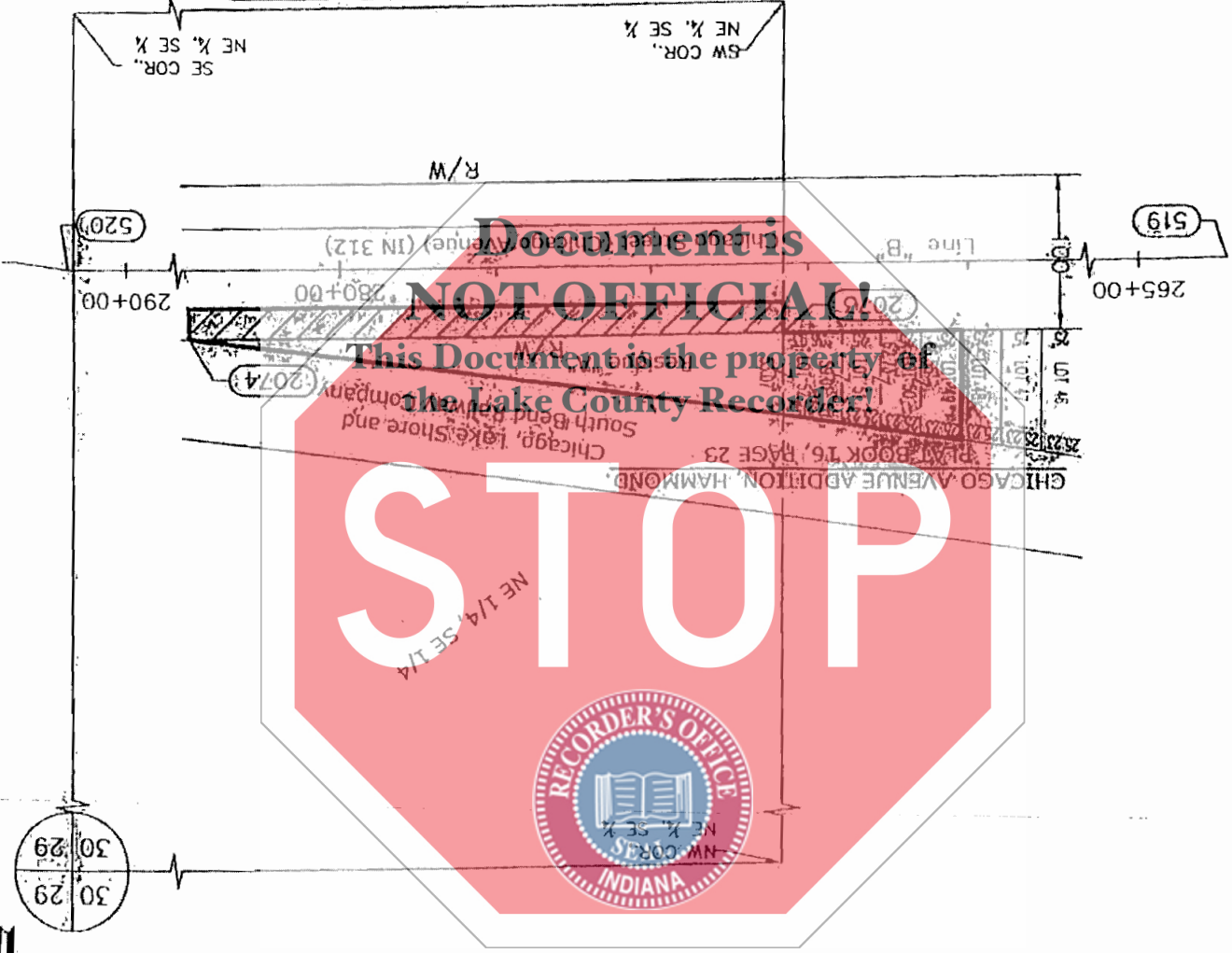
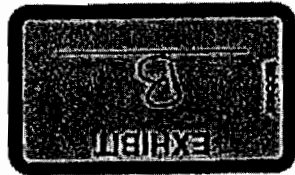


OWNER: WAYMARI ENTERPRISES LLC
 PARCEL: 162
 CODE: N/A
 PROJECT: 1297017
 ROAD: Chicago Street
 COUNTY: Lake
 SECTION: 30
 TOWNSHIP: 37 North
 RANGE: 9 West

Instrument Number 2013-047597, dated June 27, 2013

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

HATCHED AREA IS THE APPROXIMATE TAKING



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

STOP

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

SHEET 1 OF 2
 SCALE: 1" = 100'
 0 50 100

OWNER: WAYMARI ENTERPRISES LLC
 PARCEL: 162
 CODE: N/A
 PROJECT: 1297017
 ROAD: Chicago Street
 COUNTY: Lake
 SECTION: 30
 TOWNSHIP: 37 North
 RANGE: 9 West

DRAWN BY: JLS
 CHECKED BY: JLS
 DES. NO.: 1297017

AMERICAN SURVEYING, INC. PROJECT NO. 201100320

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

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



Jessica L. Stapleton
 Reg. Land Surveyor No. 20600032
 State of Indiana
 Date: 9/16/2014

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").



Point	North	East	Station	Offset	Offset (Feet)
519					
520					
2073	24505.1009	40124.4284	PL(277.416.36)	PL(45) LT.	LINE B
2074	24510.5225	40505.9621	PL(280+97.94)	PL(45) LT.	LINE B

POINT REFERENCE CHART (Feet)

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