

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 002668

2017 JAN 13 AM 11:37

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1

Project: Chicago St. Phase II

Revised 2010

Des: 1297017

Parcel: 104

Page: 1 of 3

THIS INDENTURE WITNESSETH, that ~~Clark County, State of Ohio~~ Clark County, State of Ohio ~~Convey and Warrant to the CITY OF HAMMOND, INDIANA~~ Convey and Warrant to the CITY OF HAMMOND, INDIANA, the Grantors, of Clark County, State of Ohio ~~Convey and Warrant to the CITY OF HAMMOND, INDIANA~~ Convey and Warrant to the CITY OF HAMMOND, INDIANA, the Grantee, for and in consideration of the sum of Forty Thousand Three Hundred Fourteen Dollars and Eighty-eight Cents (\$40,314.88) (of which said sum \$25,950.00 represents land improvements acquired and \$14,364.88 represents land temporarily encumbered and 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 undersigned represents and warrants that she 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 she has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that she is therefore, fully authorized and empowered to convey the Real Estate to the City of Hammond, and that on the date of execution of said conveyance instruments she 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. The Grantee shall pay all real estate taxes and assessments on the above described real estate due and payable thereafter. 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.
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

NON-TAXABLE

JAN 13 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

#3421
M-2
\$126.00

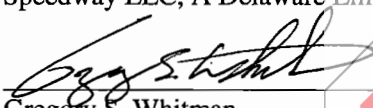
020303

Project: «ProjectName»
Des: «DesNumber»
Parcel: «SplitName»
Page: 2 of 3

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

Grantee does hereby acknowledge and agree that (A) Grantor makes no representations or warranties whatsoever, express or implied, at law or in equity, in respect of or otherwise in any way relating to the real estate, (B) the real estate is being sold "as-is, where-is", and with all faults, and (C) Grantor hereby disclaims all other representations and warranties, including, without limitation, warranties or merchantability or fitness for any particular purpose.

IN WITNESS WHEREOF, the said Grantors have executed this instrument this 22nd day of November, 2016.

Speedway LLC, A Delaware Limited Liability Company

Gregory S. Whitman
Director, Real Estate and Operations Planning



STATE OF OHIO
COUNTY OF CLARK

Before me, a Notary Public in and for said State and County, personally appeared Gregory S. Whitman, Director, Real Estate and Operations Planning for Speedway LLC, A Delaware Limited Liability Company, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 22nd day of November, 2016.

Signature Katherine S. Borgwald
Printed Name Katherine S. Borgwald
My Commission expires 3-16-19
I am a resident of Greene County.



Project: «ProjectName»
Des: «DesNumber»
Parcel: «SplitName»
Page: 3 of 3

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

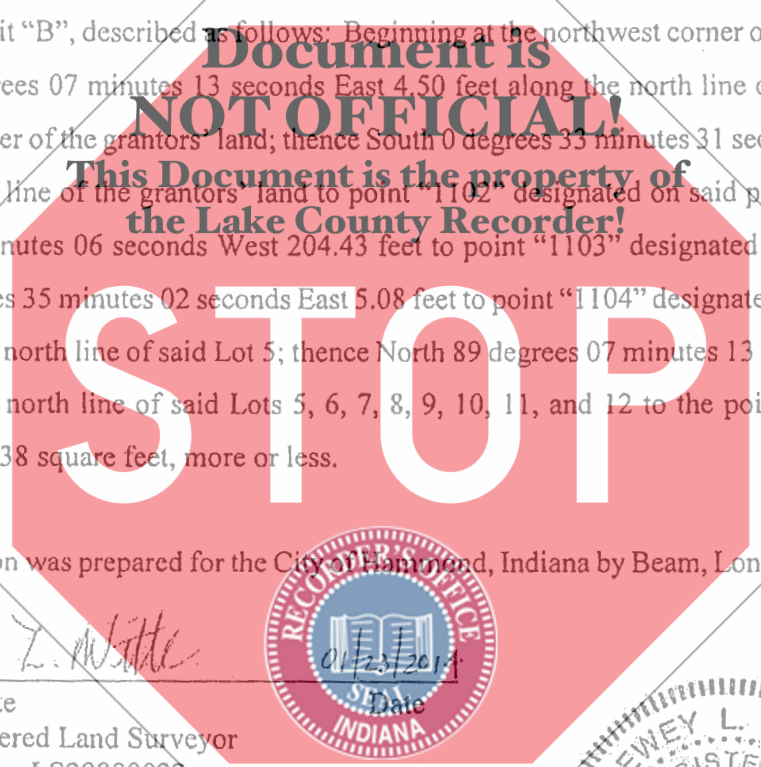


EXHIBIT "A"

Project: 1297017
Parcel: 104 FEE SIMPLE
Form: WD-1 (Rev. 2010)
Key #: 45-03-30-312-001.000-023

Sheet 1 of 1

A part of Lots 5, 6, 7, 8, 9, 10, 11, 12; and a part of the West 4 ½ feet of Lot 13 in Block 1 in Towle and Avery's Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 2, page 104, in the Office of the Recorder of Lake County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the northwest corner of said Lot 13; thence North 89 degrees 07 minutes 13 seconds East 4.50 feet along the north line of said Lot 13 to the northeast corner of the grantors' land; thence South 0 degrees 33 minutes 31 seconds West 5.08 feet along the east line of the grantors' land to point "1102" designated on said plat; thence South 89 degrees 07 minutes 06 seconds West 204.43 feet to point "1103" designated on said plat; thence North 0 degrees 35 minutes 02 seconds East 5.08 feet to point "1104" designated on said plat, which point is on the north line of said Lot 5; thence North 89 degrees 07 minutes 13 seconds East 199.92 feet along the north line of said Lots 5, 6, 7, 8, 9, 10, 11, and 12 to the point of beginning and containing 1,038 square feet, more or less.



This description was prepared for the City of Hammond, Indiana by Beam, Longest and Neff, L.L.C.

Dewey L. Witte
Dewey L. Witte
Indiana Registered Land Surveyor
License Number LS29800022

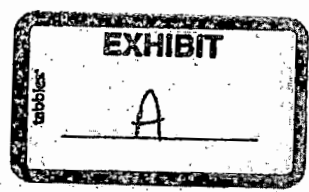
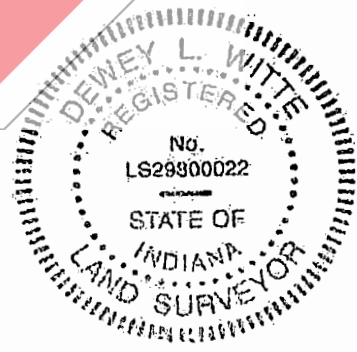
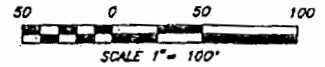


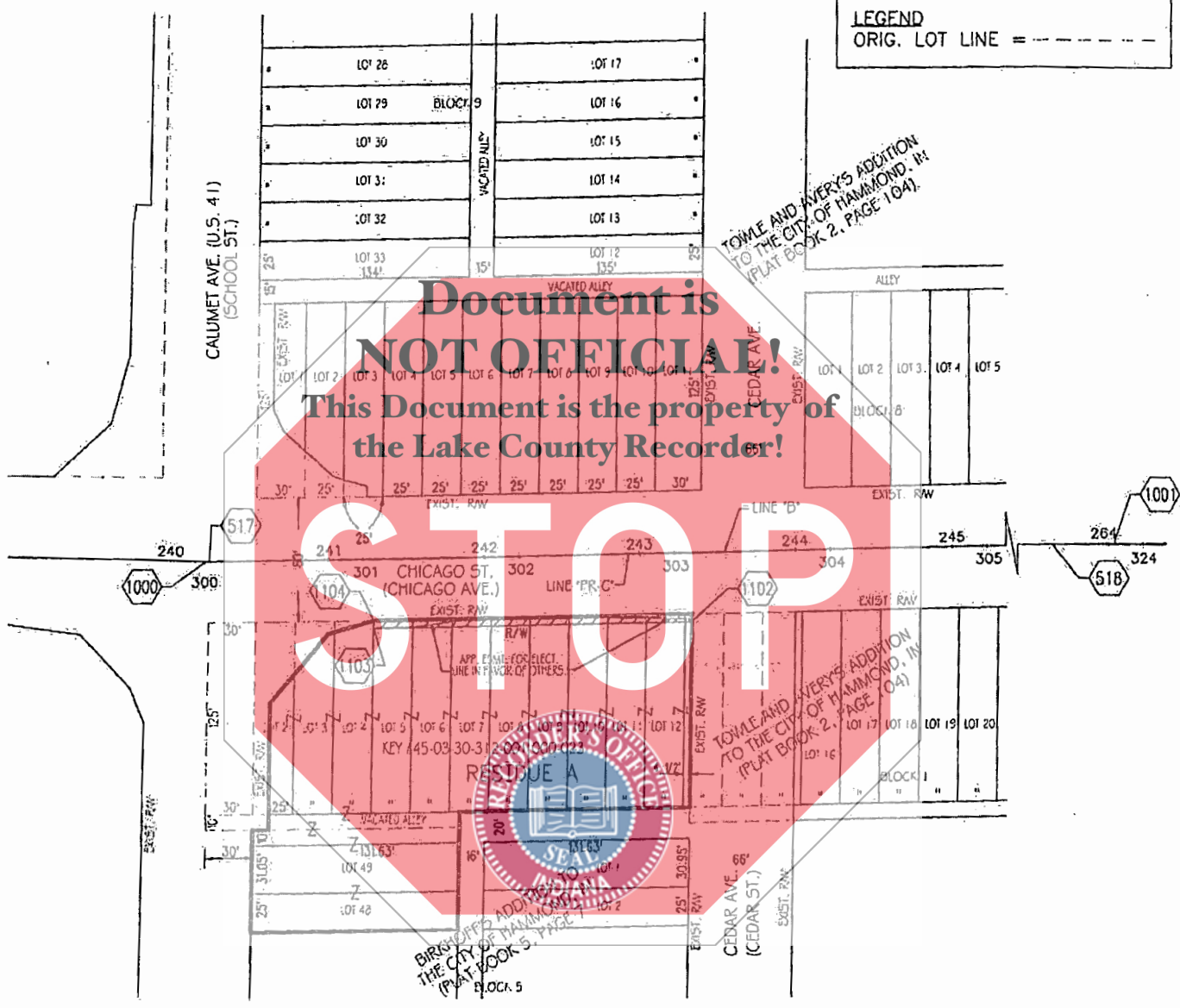
EXHIBIT "B"


R/W PARCEL PLAT

Prepared for the City of Hammond, Indiana
by Bedm, Longest & Neff L.L.C. (Job #130129)



LEGEND
ORIG. LOT LINE = - - - - -



 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: SPEEDWAY, LLC	DES. NO.: 1297017
PARCEL: 104	DRAWN BY: E.C. PRICE 12-28-2013
PROJECT: 1297017	CHECKED BY: D.L. WITTE 01-23-2014
ROAD: CHICAGO STREET	INSTRUMENT #94034370, DATED 5-2-1994. INSTRUMENT #045854, DATED 5-15-1989 CERTIFICATION #2013021182593, DATED 2-11-2013
COUNTY: LAKE	
SECTION: 30	
TOWNSHIP: 37 N.	
RANGE: 9 W.	Dimensions shown are from the above listed Record Documents.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
517,518	SEE ROUTE SURVEY, SURVEY BK 25, PG 76, INSTRUMENT #2014-001646					
1000	PR-C	P.O.T(300+00.00)	0		24406.1996	36431.4244
1001	PR-C	P.O.T(323+81.32)	0		24442.8466	38812.4623
1102	PR-C	303+10.68	45.00	Rt.	24365.9862	36742.7648
1103	PR-C	301+06.26	45.00	Rt.	24362.8402	36538.3644
1104	PR-C	301+06.39	39.92	Rt.	24367.9225	36538.4162

Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.

Note: Line "B" is a Control Line and Line "PR-C" is a Paper Relocation Line.



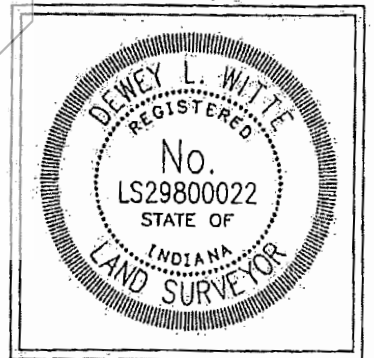
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded in Survey Book 25, page 76, Instrument #2014-001646, in the Office of the Recorder of Lake County, Indiana, (Incorporated and made a part hereto by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12).

Dewey L. Witte 01/23/2014

Dewey L. Witte Date
 Registered Land Surveyor No. LS29800022
 State of Indiana



OWNER: SPEEDWAY, LLC	DES. NO.: 1297017
PARCEL: 104	DRAWN BY: E.C. PRICE 12-28-2013
PROJECT: 1297017	CHECKED BY: D.L. WITTE 01-23-2014
ROAD: CHICAGO STREET	Beam, Longest and Neff, LLC Consulting Engineers and Land Surveyors 8126 Castleton Rd. Indianapolis, Indiana 46250 Telephone: (317) 849-5832 www.b-l-n.com
COUNTY: LAKE	
SECTION: 30	
TOWNSHIP: 37 N.	
RANGE: 9 W.	