

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 006215

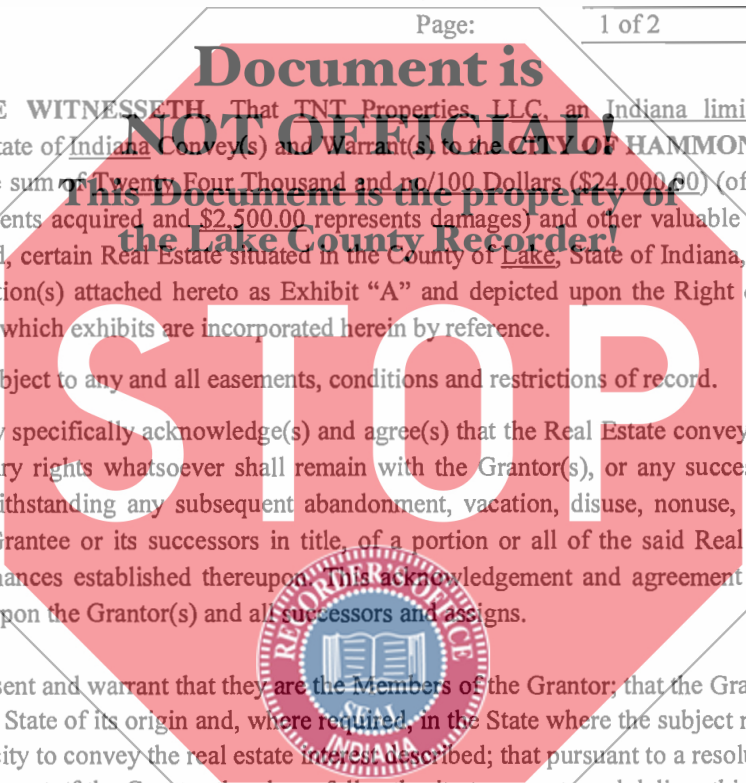
2017 JAN 27 AM 9:21

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project:	1500222
Code:	n/a
Parcel:	76
Page:	1 of 2



THIS INDENTURE WITNESSETH, That TNT Properties, LLC, an Indiana limited liability company, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the CITY OF HAMMOND, INDIANA, the Grantee, for and in consideration of the sum of Twenty Four Thousand and no/100 Dollars (\$24,000.00) (of which said sum \$21,500.00 represents land and improvements acquired and \$2,500.00 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 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 represent and warrant that they are the Members 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 a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are 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 they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

The grantor(s) assume(s) and agree(s) 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.

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

NON-TAXABLE

000410

NO SALES DISCLOSURE NEEDED

JAN 25 2017

Approved Assessor's Office

JOHN E. PETALAS
LAKE COUNTY AUDITOR

By: [Signature]

Handwritten notes: 24, 58925, 18

Form WD-1
Revised 07/2014

Project: 1500222
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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has / have executed this instrument

this 27th day of October 2016

TNT Properties, LLC

[Handwritten Signature]
Signature

Thomas R. Corsiglia
Printed-Name

President
Title

STATE OF Indiana

COUNTY OF Lake

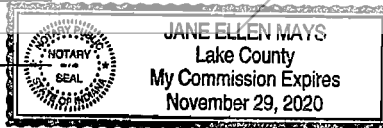
SS:

Before me, a Notary Public in and for said State and County, personally appeared TNT Properties, LLC, an Indiana limited liability company, By: Thomas R. Corsiglia Title: President, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 27th day of October, 2016

[Handwritten Signature]
Signature
Jane E. Mays
Printed Name

My Commission expires 11/29/2020



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

EXHIBIT "A"

Project: 1297017
Parcel: 76 Fee Simple
Tax ID: 45-02-25-411-031.000-023
Form: WD-1

Sheet 1 of 1

A part of Lot 20 in Block 11 in the Subdivision of the East Part of the North Side Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 1, page 97, in the Office of the Recorder of Lake County, Indiana, and being that part of the grantor's 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 southwest corner of said lot; thence North 0 degrees 42 minutes 27 seconds East 9.14 feet along the west line of said lot to point "2035" designated on said parcel plat; thence South 89 degrees 02 minutes 30 seconds East 14.98 feet to point "2036" designated on said parcel plat; thence South 82 degree 19 minutes 35 seconds East 40.43 feet to point "2037" designated on said parcel plat; thence Easterly 34.63 feet along an arc to the left having a radius of 2,965.00 feet and subtended by a long chord having a bearing of North 89 degrees 50 minutes 52 seconds East and a length of 34.63 feet to point "2038" designated on said parcel plat; thence North 89 degrees 30 minutes 48 seconds East 38.48 feet to a point on the east line of said lot designated as point "2039" on said parcel plat; thence South 0 degrees 46 minutes 42 seconds West 6.14 feet along said east line to the southeast corner of said lot; thence North 88 degrees 59 minutes 59 seconds West 128.20 feet (127.50 feet by said subdivision plat) along the south line of said lot to the point of beginning and containing 792 square feet, more or less.

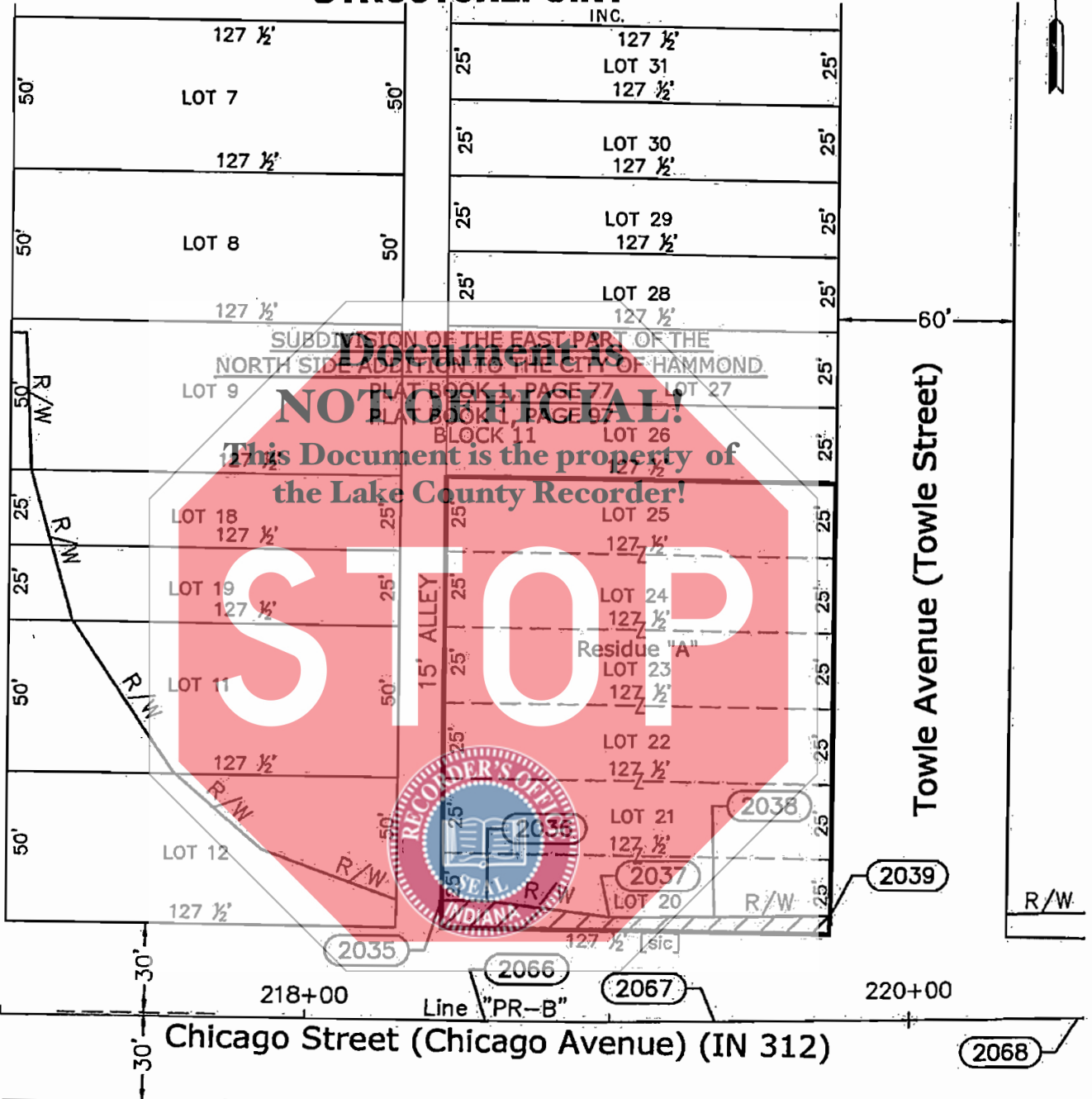
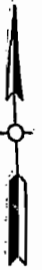
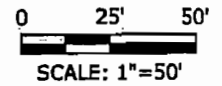
This description was prepared for the City of Hammond, Indiana by Jessica L. Stapleton, Indiana Registered Land Surveyor, License Number LS20600032, on the 21st day of March, 2014.

Jessica L. Stapleton



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

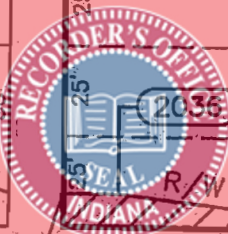
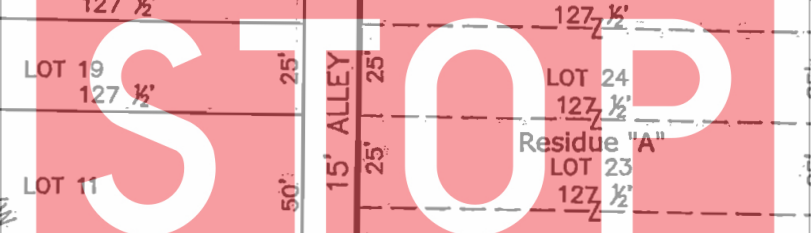
SHEET 1 OF 2



SUBDIVISION OF THE EAST PART OF THE
 NORTH SIDE ADDITION TO THE CITY OF HAMMOND.

PLAT BOOK 1, PAGE 77
 PLAT BOOK 1, PAGE 97
 BLOCK 11

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



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: TNT Properties, LLC
 PARCEL: 76
 CODE: N/A
 PROJECT: 1297017
 ROAD: Chicago Street
 COUNTY: Lake
 SECTION: 25
 TOWNSHIP: 37 North
 RANGE: 10 West

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

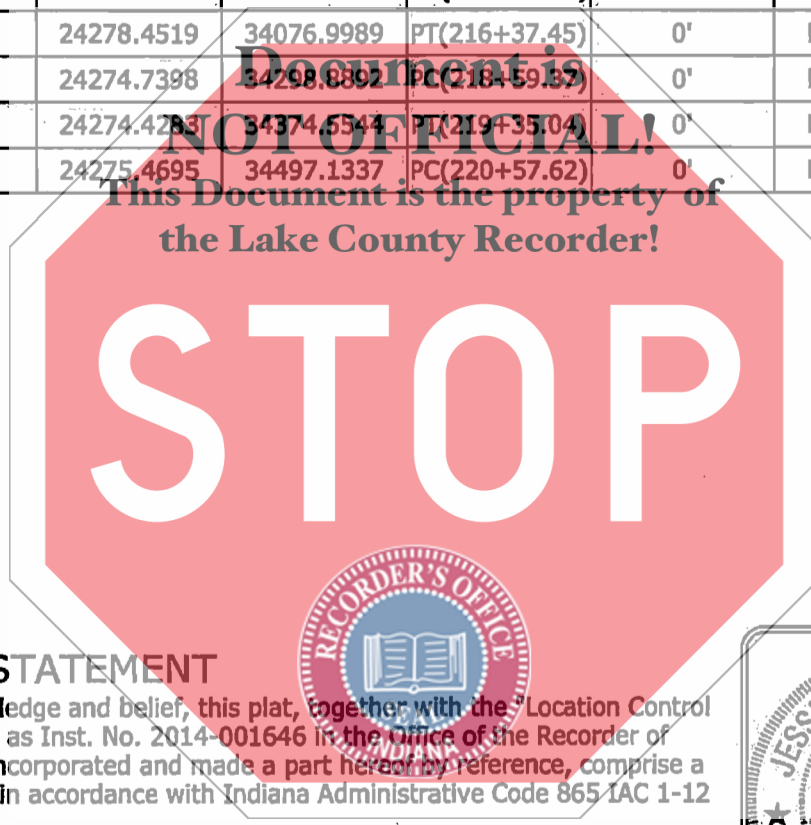
Instrument Number 98079238, dated April 27, 1998

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

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

POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	℄
2035	24314.9846	34284.5853	+r(218+44.39)	40' Lt.	LINE PR-B
2036	24314.7342	34299.5583	+PC(218+59.37)	40' Lt.	LINE PR-B
2037	24309.3351	34339.6301	219+00	35' Lt.	LINE PR-B
2038	24309.4270	34374.2571	+PT(219+35.04)	35' Lt.	LINE PR-B
2039	24309.7539	34412.7352	+r(219+73.52)	35' Lt.	LINE PR-B
2065	24278.4519	34076.9989	PT(216+37.45)	0'	LINE PR-B
2066	24274.7398	34298.8892	PC(218+59.37)	0'	LINE PR-B
2067	24274.4283	34374.5544	PT(219+35.04)	0'	LINE PR-B
2068	24275.4695	34497.1337	PC(220+57.62)	0'	LINE PR-B



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").

Jessica L. Stapleton 3/2/2014
 Jessica L. Stapleton Date
 Reg. Land Surveyor No. 20600032
 State of Indiana



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

OWNER: TNT Properties, LLC
 PARCEL: 76
 CODE: N/A
 PROJECT: 1297017
 ROAD: Chicago Street
 COUNTY: Lake
 SECTION: 25
 TOWNSHIP: 37 North
 RANGE: 10 West

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

AMERICAN STRUCTUREPOINT, INC. PROJECT NO. 201100320
 THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.