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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 007807

2017 FEB -3 AM 10:29

MICHAEL B. BROWN  
RECORDER

**MAIL TAX BILLS TO:**  
c/o S & R Management, Inc.  
1745 - 165<sup>th</sup> Street  
Hammond, IN 46320

**Tax Identification/Key Nos.**  
45-07-06-426-003.000-023  
45-07-06-256-005.000-023

**GRANTEE'S ADDRESS:**  
1745 - 165<sup>th</sup> Street  
Hammond, IN 46320

**GRANTOR'S ADDRESS:**  
910 Ridge Road, Unite 404  
Munster, IN 46321

**Document is  
NOT OFFICIAL!**

THIS INDENTURE **THIS DOCUMENT IS THE PROPERTY OF FRANKIN as Trustee of the Sharyn L. Rankin Revocable Trust dated September 10, 2000, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,**

**TRANSFERS, CONVEYS and WARRANTS to DEXTER HAWK the following described real estate in Lake County, State of Indiana:**

See Legal Description attached as Exhibit "A".

Commonly known as: 1745 - 169<sup>th</sup> St., Hammond, IN 46320.

Subject to: All covenants, easements, rights of way, restrictions of record, items disclosed by an ALTA survey or by any title commitment issued by Fidelity National Title Insurance Company, and real estate taxes for year 2017, pay 2018 and thereafter.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 18<sup>th</sup> day of January, 2017.

*Sharyn L. Rankin, Trustee*  
SHARYN L. RANKIN, TRUSTEE

FIDELITY NATIONAL  
TITLE COMPANY

92016-2776

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 01 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *JL*

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FN  
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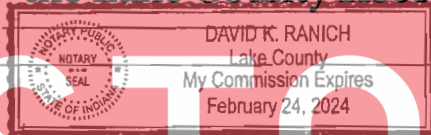
STATE OF INDIANA     )  
  ) SS:  
COUNTY OF LAKE     )

Before me, the undersigned Notary Public in and for said County and State, do hereby certify that SHARYN L. RANKIN, as Trustee of the Sharyn L. Rankin Revocable Trust Dated September 10, 2000, personally appeared and executed the above document as her voluntary act and deed, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 18<sup>th</sup> day of January, 2017.

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

My commission expires:  
My county of residence:



*Jan K. Daniel*  
\_\_\_\_\_  
, Notary Public

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.

*Charles G. Gunko*



This instrument prepared by: David K. Ranich, Attorney at Law, Hinshaw & Culbertson LLP, 322 Indianapolis Blvd., Suite 201, Schererville, Indiana 46375, (219) 864-5051.

No: 920102504

## LEGAL DESCRIPTION

Parcel 1:

That part of the Southwest Quarter of Section 5 and the Southeast Quarter of Section 6, Township 36-North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as commencing at a point on the South line of said Section 5 at a point 759.17 feet East of the Southwest corner of said Section 5; thence North on a line that is parallel with and 759.17 feet East of the West line of said Section 5 for a distance of 30 feet to the North 30 foot Right-of-Way of 165th Street as opened by Declaratory Resolution #1159 by the Board of Public Works, Recorded September 25, 1925 in Miscellaneous Record Volume 146, Pages 382 and 383, in the Recorder's Office, Lake County, Indiana; thence Northwest on a line that makes an angle of 143 Degrees 36 Minutes 30 Seconds measured South through West to Northwest with the last described line for a distance of 1052.13 feet to the Point of Beginning; thence continuing Northwest on Aforesaid 1052.13 foot line projected, 215.75 feet to a point on the North-South Line between Sections 5 & 6, said point being 1050.64 feet North of the South common corner of Sections 5 & 6; thence Northwest on a line that makes an angle of 150 Degrees 00 Minutes 00 Seconds measured Southeast through Southwest to Northwest with the last described line for a distance of 1822.07 feet into Section 6; thence Westerly on a line that makes an angle of 135 Degrees 00 Minutes 00 Seconds measured Southeast through South to West with the last described line for a distance of 31.20 feet; thence Westerly on a line that makes an angle of 177 Degrees 42 Minutes 52 Seconds measured from East through South to West with the last described line for a distance of 345.81 feet; thence West on a line that makes an angle of 173 Degrees 40 Minutes 38 Seconds measured East through South to West with the last described line for a distance of 186.70 feet; thence North at Right Angles; a distance of 32.00 feet; thence East at right angles, a distance of 1647.98 feet; thence Southeast on a line that makes an angle of 146 Degrees 47 Minutes 45 Seconds measured West through South to Southeast with the last described line, a distance of 5.36 feet to a point on the North-South line between Sections 5 & 6, said point being 2589.22 feet North of the South common corner of Sections 5 & 6, thence South along said North-South line that makes an angle of 122 Degrees 49 Minutes 30 Seconds measured Northwest through West to South with the last described line for a distance of 512.52 feet; thence Northwest on a line that makes an angle of 39 Degrees 21 Minutes 35 Seconds measured North to Northwest with the last described line for a distance of 47.88 feet; thence Northeast on a line that makes an angle of 87 Degrees 47 Minutes 54 Seconds measured Southeast through East to Northeast with the last described line for a distance of 5.69 feet; thence Northwest at right angles, a distance of 396.60 feet to a point of curve; thence Westerly along a curve concave to the South and having a radius of 75.00 feet, an arc distance of 109.96 feet (the chord of which makes an angle of 135 Degrees 00 Minutes 00 Seconds measured Southeast through South to Northwest with the last described line, a distance of 98.99 feet); thence Southwest on a line that makes an angle of 135 Degrees 00 Minutes 00 Seconds measured Southeast through South to Southwest with the last described chord line, a distance of 200.50 feet; thence Southeast on a line that makes an angle of 90 Degrees 23 Minutes 13 Seconds measured Northeast through East to Southeast with the last described line, a distance of 486.39 feet; thence Southwest at right angles, a distance of 7.50 feet; thence Southeast at right angles, a distance of 397.73 feet to a point on the North-South line between Sections 5 & 6, said point being 1612.94 feet North of the South common corner of Sections 5 & 6, thence Southeast on a line that makes an angle of 180 Degrees 00 Minutes 00 Seconds measured Northwest through South to Southeast with the last described line for a distance of 57.27 feet into Section 5; thence Northeast at right angles, a distance of 59.60 feet; thence Southeast at right angles, a distance of 255.20 feet; thence Southwest at right angles, a distance of 31.00 feet; thence Southeast at right angles, a distance of 20.00 feet; thence Southwest at right angles, a distance of 44.54 feet; thence Northwest on a line that makes an angle of 90 Degrees 24 Minutes 55 Seconds measured Northeast through North to Northwest with the last described line, a distance of 308.16 feet to a point of on the North-South Line between Section 5 & 6, said point being 1582.58 feet North of the South common corner of Sections 5 & 6; thence Northwest on a line that makes an angle of 180 Degrees 00 Minutes 00 Seconds measured Southeast through South to Northwest with the last described line, a distance of 1064.59 feet into Section 6; thence Northwest on a line that makes an angle of 142 Degrees 52 Minutes 24 Seconds measured Southeast through South to Northeast with the last described line, a distance of 34.86 feet to a point of curve; thence Southwesterly along a curve concave to the Southeast and having a radius of 74.00 feet, an arc distance of 116.37 feet (the chord of which makes an angle of 134 Degrees 56 Minutes 53 Seconds measured Southeast through South to Southwest with the last

described line, a distance of 104.75 feet), to a point of compound curve; thence South along a curve concave to the East and having a radius of 304.00 feet, an arc distance of 279.98 feet (the chord of which makes an angle of 108 Degrees 33 Minutes 48 Seconds measured Northeast through East to South with the last described chord line, a distance of 270.19 feet); thence Southeast on a line that makes an angle of 153 Degrees 38 Minutes 55 Seconds measured North through East to Southeast with the last described chord line, a distance of 1187.38 feet to a point on the North-South line between Section 5 & 6, said point being 1177.41 feet North of the South common corner of Sections 5 & 6, thence Southeast on a line that makes an angle of 180 Degrees 00 Minutes 00 Seconds measured Northwest through North to Southeast with the last described line, a distance of 166.88 feet into Section 5; thence Southeast on a line that makes an angle of 162 Degrees 53 Minutes 43 Seconds measured Northwest through North to Southeast with the last described line, a distance of 157.73 feet; thence Southwest on a line that makes an angle of 72 Degrees 28 Minutes 48 Seconds measured Northwest through West to Southwest with the last described line, a distance of 124.58 feet to the point of beginning, all in Lake County, Indiana.

Parcel 2:

That part of the Southwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as commencing at a point on the South line of said Section 5 at a point 1207.92 feet East of the Southwest corner of said Section 5; thence North on a line that is parallel with and 1207.92 feet East of the West line of said Section 5 for a distance of 30 feet to the North 30 foot Right-of-Way of 165th Street as opened by Declaratory Resolution #1159 by the Board of Public Works, Recorded September 25, 1925 in Miscellaneous Record Volume 146, Page 382 and 383, in the Recorder's Office, Lake County, Indiana; thence continuing North on aforesaid 30 foot line projected, 159.25 feet; thence Northwest on a line that makes an angle of 143 Degrees 36 Minutes 30 Seconds measured South through West to Northwest with the last described line; a distance of 44.50 feet; thence Northeast at right angles, a distance of 190.89 feet; thence Northwest at right angles, a distance of 501.39 feet; thence Southwest at right angles, a distance of 12.98 feet; thence Northwest at right angles, a distance of 1253.19 feet; thence Northwest on a line that makes an angle of 177 Degrees 24 Minutes 40 Seconds measured Southeast through West to Northwest with the last described line, a distance of 429.20 feet to a point on the North-South line between Sections 5 and 6, said point being 2076.70 feet North of the South common corner of Sections 5 and 6; thence North along said North-South line that makes an angle of 140 Degrees 38 Minutes 25 Seconds measured Southeast through East to North with the last described line, a distance of 533.92 feet; thence Southeast on a line that makes an angle of 56 Degrees 41 Minutes 15 Seconds measured South to Southeast with the last described line, a distance of 400.73 feet; thence Southwest on a line that makes an angle of 70 Degrees 28 Minutes 13 Seconds measured Northwest through West to Southwest with the last described line, a distance of 129.33 feet; thence Southeast on a line that makes an angle of 89 Degrees 59 Minutes 50 Seconds measured Northeast through East to Southeast with the last described line, a distance of 1032.72 feet; thence Southeast on a line that makes an angle of 172 Degrees 52 Minutes 09 Seconds measured Northwest through East to Southeast with the last described line, a distance of 109.14 feet; thence Southeast on a line that makes an angle of 171 Degrees 00 Minutes 58 Seconds measured Northwest through East to Southeast with the last described line, a distance of 402.94 feet; thence Northeast on a line that makes an angle of 106 Degrees 06 Minutes 54 Seconds measured Northwest through North to Northeast with the last described line, a distance of 181.31 feet; thence Southerly on a line that makes an angle of 65 Degrees 25 Minutes 01 Seconds measured Southwest to South with the last described line, a distance of 360.53 feet; thence Southeast on a line that makes an angle of 155 Degrees 48 Minutes 25 Seconds measured North through East to Southeast with the last described line, a distance of 792.20 feet to a point of curve; thence Easterly along a curve concave to the Northeast and having a radius of 451.11 feet; an arc distance of 422.08 feet (the chord of which makes an angle of 153 Degrees 11 Minutes 45 Seconds measured Northwest through East to Southeast with the last described line, a distance of 406.85 feet); thence East on a line that makes an angle of 153 Degrees 11 Minutes 46 Seconds measured Northwest through North to East with the last described chord line, a distance of 274.30 feet to a point on the West right of way line of Indianapolis Boulevard, said point being 43.65 feet West of the East line of the Southwest quarter of said Section 5; thence South along said West right of way line that makes an angle of 89 Degrees 37 Minutes 27 Seconds measured West through Southwest to South with the last described line, a distance of 32.58 feet to a point on the West right of way line of said Indianapolis Boulevard, said point being 43.70 feet West of the East line of said Southwest Quarter; thence Southwest on a line that makes an angle of 133 Degrees 12 Minutes 31 Seconds measured North through West to Southwest with the last described line, a distance of 27.91 feet to a point on the North right of way line of 169th Street, said point being 45.45 feet North of the South line of said Southwest Quarter; thence West along said North right of way line that makes an angle of 137 Degrees 15 Minutes 17 Seconds measured Northwest through North to West with the last described line, a distance of 335.00 feet to a point on said North right of way line, said point being 44.93 feet; thence Westerly along said North

right of way line that makes an angle of 177 Degrees 08 Minutes 25 Seconds measured East through South to West with the last described line, a distance of 290.46 feet to a point on said North right of way, said point being 30.00 feet North of said Southwest Quarter; thence West along said North right of way, said line being parallel with and 30.00 feet North of the South line of said Southwest Quarter, that makes an angle of 177 Degrees 03 Minutes 10 Seconds measured East through North to West with the last described line, a distance of 737.70 feet to the Point of Beginning, all in Lake County, Indiana, EXCEPTING THEREFROM THE FOLLOWING 4 PARCELS OF LAND:

A)

That part of the Southwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as commencing at a point in the South line of Section 5 at a point 759.17 feet East of the Southwest corner of said Section 5; thence North on a line that is parallel to and 759.17 feet East of the West line of said Section 5, a distance 30 feet to the North 30 Foot right-of-way of 165th Street as opened by Declaratory Resolution #1159 by the Board of Public Works, recorded September 25th, 1925 in Miscellaneous Record Volume 146, pages 382 and 383, in the Recorder's Office, Lake County, Indiana; thence East along the North 30 foot right-of-way of 165th Street, a distance of 646.09 feet; thence North at right angles 285.71 feet; thence Northwest that makes an angle of 143 Degrees 36 Minutes 30 Seconds measured South through West to Northwest with the last described line, a distance of 434.53 feet; thence Northeast that makes an angle of 90 Degrees 23 Minutes 13 Seconds measured Southeast through East to Northeast with the last described line, a distance of 51.77 feet to the point of beginning; thence Northwest at right angles 65.20 feet; thence Southwest at right angles 10.10 feet; thence Northwest at right angles 42.20 feet; thence Northeast at right angles 10.10 feet; thence Northwest at right angles 108.00 feet; thence Southwest at right angles 24.40 feet; thence Northwest at right angles 193.20 feet; thence Northeast at right angles 24.40 feet; thence Northwest at right angles 21.90 feet; thence Southwest at right angles 9.90 feet; thence Northwest at right angles 43.20 feet; thence Northeast at right angles 9.90 feet; thence Northwest at right angles 129.90 feet; thence Southwest at right angles 10.00 feet; thence Northwest at right angles 43.00 feet; thence Northeast at right angles 10.00 feet; thence Northwest at right angles 64.50 feet; thence Southwest at right angles 10.00 feet; thence Northwest at right angles 42.80 feet; thence Northeast at right angles 10.00 feet; thence Northwest at right angles 74.10 feet; thence Northeast that makes an angle of 90 Degrees 3 Minutes 37 Seconds measured Southeast through East to Northeast with the last described line, a distance of 191.40 feet; thence Southeast that makes an angle of 89 Degrees 56 Minutes 23 Seconds measured Southwest through South to Southeast with the last described line, a distance of 161.21 feet; thence Southwest at right angles 10.00 feet; thence Southeast at right angles 107.60 feet; thence Northeast at right angles 19.40 feet; thence Southeast at right angles 300.80 feet; thence Southwest at right angles 19.10 feet; thence Southeast at right angles 107.80 feet; thence Northeast at right angles 18.40 feet; thence Southeast at right angles 86.20 feet; thence Southwest at right angles 17.30 feet; thence Southeast at right angles 64.60 feet; thence Southwest at right angles 182.30 feet to the point of beginning, all in the City of Hammond, Lake County, Indiana.

B)

That part of the Southwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as commencing at a point in the South line of Section 5 at a point 759.17 feet East of the Southwest corner of said Section 5; thence North on a line that is parallel to and 759.17 feet East of the West line of said Section 5, a distance 30 feet to the North 30 foot right-of-way of 165th Street as opened by Declaratory Resolution #1159 by the Board of Public Works, recorded September 25, 1925 in Miscellaneous Record Volume 146, page 382 and 383, in the Recorder's Office of Lake County, Indiana; thence East along the North 30 foot right-of-way of 165th Street, a distance of 646.09 feet; thence North at right angles 285.71 feet; thence Northwest that makes an angle of 143 Degrees 36 Minutes 30 Seconds measured South through West to Northwest with the last described line, a distance of 434.53 feet; thence Northeast that makes an angle of 90 Degrees 23 Minutes 13 Seconds measured Southeast through East to Northeast with the last described line, a distance of 51.77 feet; thence Northwest at right angles 65.20 feet; thence Southwest at right angles 10.10 feet; thence Northwest at right angles 42.20 feet; thence Northeast at right angles 10.10 feet; thence Northwest at right angles 108.00 feet; thence Southwest at right angles 24.40 feet; thence Northwest at right angles 193.20 feet; thence Northeast at right angles 24.40 feet; thence Northwest at right angles 21.90 feet; thence Southwest at right angles 9.90 feet; thence Northwest at right angles 43.20 feet; thence Northeast at right angles 9.90 feet; thence Northwest at right angles 129.90 feet; thence Southwest at right angles 10.00 feet; thence Northwest at right angles 43.00 feet; thence Northeast at right angles 10.00 feet; thence Northwest at right angles 64.50 feet; thence Southwest at right angles 10.00 feet; thence Northwest at right angles 42.80 feet; thence Northeast at right angles 10.00 feet; thence Northwest at right angles 74.10 feet to the point of beginning; thence continuing Northwest with

the last described line, a distance 32.30 feet; thence Southwest at right angles 71.06 feet; thence Northwest at right angles 560.09 feet; thence Northeast at right angles 70.30 feet; thence Northwest at right angles 386.50 feet; thence Northeast at right angles 182.16 feet; thence Southeast at right angles 688.39 feet; thence Northeast at right angles 14.50 feet; thence Southeast at right angles 107.30 feet; thence Southwest at right angles 4.50 feet; thence Southeast at right angles 182.99 feet; thence Southwest that makes an angle of 90 Degrees 3 Minutes 37 Seconds measured Northwest through West to Southwest with the last described line, a distance of 191.40 feet to the point of beginning, all in the City of Hammond, Lake County, Indiana.

C)

Part of the Southwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, and more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 5, Township 36 North, Range 9 West; thence North 89 Degrees 59 Minutes 17 Seconds West (assumed bearing), 1187.53 feet along the South line of said Quarter Section; thence North 00 Degrees 00 Minutes 43 Seconds East, 30.00 feet to the North right of way line of 165th Street; thence North 36 Degrees 22 Minutes 36 Seconds West, 83.23 feet to the North line of a perpetual easement to Libby McNeil and Libby, per Lake County Auditor's Office Map, also being the Point of Beginning; thence continuing North 36 Degrees 22 Minutes 36 Seconds West, 657.96 feet to a 5/8 inch rebar with cap set; thence North 53 Degrees 44 Minutes 57 Seconds East, 367.03 feet to a 5/8 inch rebar with cap set; thence South 36 Degrees 22 Minutes 49 Seconds East, 926.94 feet to the North line of said perpetual easement; thence North 89 Degrees 59 Minutes 17 Seconds West, 454.76 feet along said North line to the Point of Beginning.

D)

That part of the Southwest Quarter of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as commencing at a point in the South line of Section 5 at a point 759.17 feet East of the Southwest corner of said Section 5; thence North on a line that is parallel to an 759.17 feet East of the West line of said Section 5 for a distance of 30 feet to the North 30 foot right of way 165th Street as opened by Declaratory Resolution #1159 by the Board of Public Works, recorded September 25, 1925 in Miscellaneous Record Volume 146, page 382 and 383, in the Recorder's Office, Lake County, Indiana; thence East along the North 30 foot right of way line of 165th Street, a distance of 646.09 feet; thence North at right angles 285.71 feet; thence Northwest on a line that makes an angle of 143 Degrees 36 Minutes 30 Seconds measured South through West to Northwest with the last described line for a distance of 891.86 feet; thence Southwest at right angles 28.00 feet; thence Northwest at right angles 922.50 feet; thence Northwest on a line that makes an angle of 177 Degrees 24 Minutes 40 Seconds measured Southeast through South to Northwest with the last described line, a distance of 40.42 feet to the point of beginning; thence continuing along the last described line, a distance of 359.37 feet; thence Northeast on a line that makes an angle of 135 Degrees 1 Minute 16 Seconds measured Southeast through East to Northeast with the last described line, a distance of 61.87 feet; thence Northeast on a line that makes an angle of 132 Degrees 46 Minutes 38 Seconds measured Southwest through South to Northeast with last described line, a distance of 43.03 feet; thence Southeast at right angles 404.52 feet; thence Southwest at right angles 71.25 feet to the point of beginning, all in the City of Hammond, Lake County, Indiana.

Parcel 3:

Part of the Northeast Quarter of Section 6, Township 36 North, Range 9 West of the second principal Meridian, in the City of Hammond, Lake County, Indiana. Described as follows beginning at a point of the east line of Outlot "B" Lyndora Addition to the City of Hammond, Lake County, Indiana, as per Plat thereof recorded in the Plat Book 14, Page 18 in the Office of the Recorder, Lake County, Indiana, said point being 84.38 feet South of the Northeast corner of said Outlot "B", thence North along the said East line and the East line of a parcel of land deeded to the School City of Hammond by Deed Record 129, Pages 112 and 113, in the Office of the Recorder, Lake County, Indiana for a distance of 946.13 feet to the South line of the New York, Chicago and St. Louis Railroad Company's 200-foot wide parcel as per Deed Record 1029, Pages 335 and 336, as Recorded in the Office of the Recorder, Lake County, Indiana; thence Southeasterly along said South line, said line makes an angle of 56 Degrees 47 Minutes 45 Seconds measured South to Southeast with the previously described line, a distance of 1727.71 feet to a point 66 feet North of the South line of the said Northeast Quarter measured by parallel lines from said South line; thence West along a line 66 feet North of and parallel with the South line of said Northeast Quarter which makes an angle of 33 Degrees 12 Minutes 15 Seconds measured Northwest to West, a distance of 1445.62 feet to the point of beginning.