

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 010312

2017 FEB 16 PM 2:42

MICHAEL B. BROWN  
RECORDER

# WARRANTY DEED

Form WD-1

Project: Chicago St. Phase II

Revised 2010

Des: 129724

Parcel: 37

Page: 1 of 3

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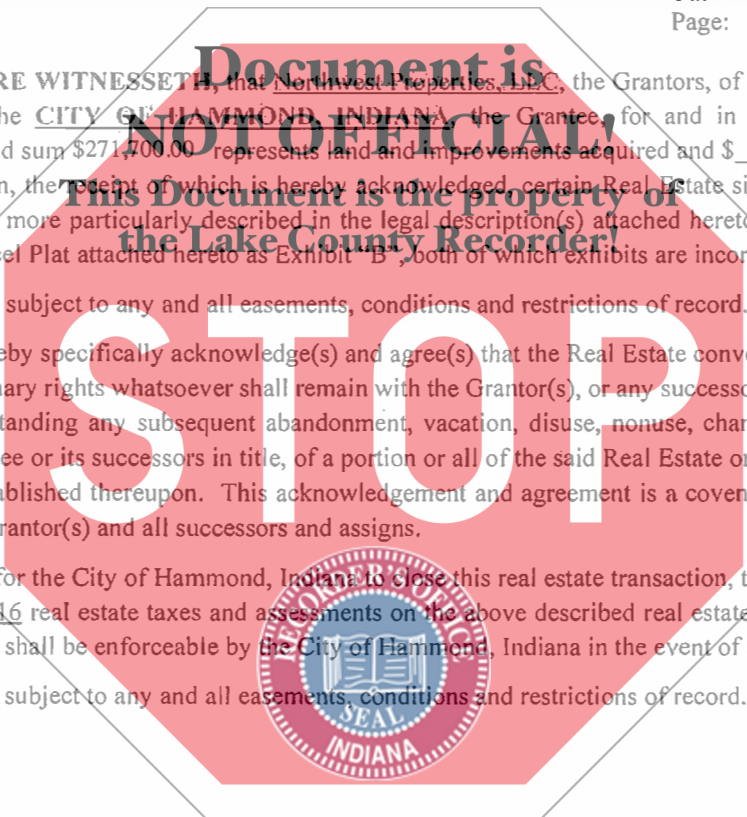
THIS INDENTURE WITNESSETH, that Northwest Properties, LLC, the Grantors, of Lake County, State of Indiana Convey and Warrant to the CITY OF HAMMOND, INDIANA, the Grantee, for and in consideration of the sum of (\$271,700.00) (of which said sum \$271,700.00 represents land and improvements acquired and \$ 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 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.

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 mailing address:  
5925 Calumet Avenue  
Hammond, Indiana 46320  
I.C. 8-23-7-31

**NON-TAXABLE**

FEB 16 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

24.  
clc 3447  
D

011037

Project: Chicago St. Phase II

Des: 1297017

Parcel: 37

Page: 2 of 3

IN WITNESS WHEREOF, the said Grantors have executed this instrument this 10th day of February, 2017

Northwest Properties, LLC

*Ronald F. Lubas, Registered Agent*

Ronald F. Lubas, Registered Agent



STATE OF INDIANA :

SS:

COUNTY OF LAKE :

Before me, a Notary Public in and for said State and County, personally appeared Northwest Properties, LLC, the Grantors 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 any representations contained therein are true.

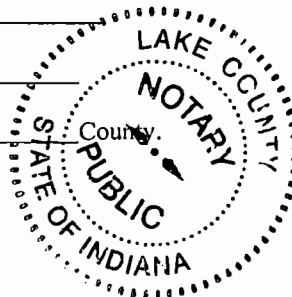
Witness my hand and Notarial Seal this 10th day of February, ~~20XX~~ 2017

Signature *[Signature]*

Printed Name David W. Westland

My Commission expires 04/12/2024

I am a resident of Lake



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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



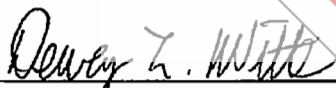
**EXHIBIT "A"**

Sheet 1 of 1

Project: 1297017  
Parcel: 37 FEE SIMPLE  
Form: WD-1 (Rev. 2010)  
Key #: 45-02-25-401-001.000-023

A part of Lots 1 to 10, both inclusive, in Block 17 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 northwest corner of said Lot 1; thence South 89 degrees 05 minutes 47 seconds East 127.50 feet along the north line of said Lot 1 to the northeast corner of said Lot 1; thence South 0 degrees 39 minutes 11 seconds West 10.00 feet along the east line of said Lot 1 to point "1283" designated on said plat; thence South 87 degrees 37 minutes 52 seconds West 17.52 feet to point "1284" designated on said plat; thence South 76 degrees 25 minutes 44 seconds West 78.21 feet to point "1285" designated on said plat; thence South 37 degrees 14 minutes 43 seconds West 43.60 feet to point "1286" designated on said plat; thence South 0 degrees 38 minutes 18 seconds West 179.33 feet to point "1287" designated on said plat, which point is on a south line of the grantor's land; thence North 89 degrees 05 minutes 47 seconds West 8.25 feet along said south line to the west line of said Lot 10; thence North 0 degrees 39 minutes 11 seconds East 245.00 feet along the west line of said Lots 1 through 10 to the point of beginning and containing 5,022 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  
Indiana Registered Land Surveyor  
License Number LS29800022

02/05/2014  
Date

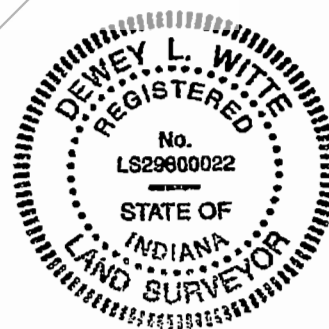
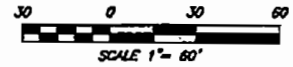


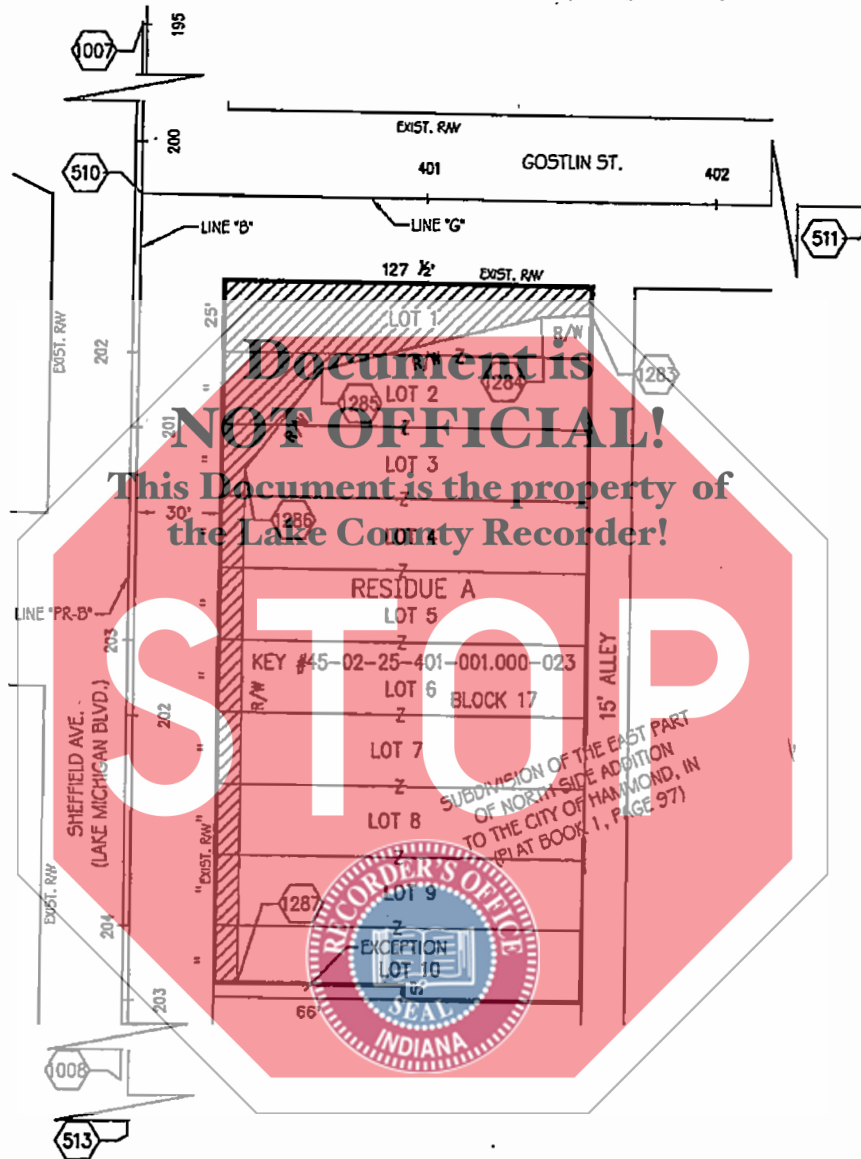
EXHIBIT "B"

SHEET 1 OF 2

R/W PARCEL PLAT



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



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER:	NORTHWEST PROPERTIES, LLC	DES. NO.:	1297017
PARCEL:	37	DRAWN BY:	J.K. ROSS 1-31-2014
PROJECT:	1297017	CHECKED BY:	D.L. WITTE 2-5-2014
ROAD:	CHICAGO STREET	INSTRUMENT #2008-007283, DATED 12-13-2007	
COUNTY:	LAKE		
SECTION:	25		
TOWNSHIP:	37 N.		
RANGE:	10 W.	Dimensions shown are from the above listed Record Documents.	