

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 010313

2017 FEB 16 PM 2:42

MICHAEL B. BROWN  
RECORDER

**TEMPORARY HIGHWAY EASEMENT GRANT  
(GENERAL)**

Rev. Form T-3

Project: Chicago St. Phase II

Revised 2010

Des: 1297017

Parcel: 37

Page: 1 of 3

**Document is NOT OFFICIAL!**  
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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 (of which said sum \$0.00 represents land improvements acquired and \$8,000.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of grading, which said work is incidental to the construction of the highway facility Chicago St. Phase II and as Project 1297017, which said Real Estate situated in the County of Lake, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).



**FILED**

FEB 16 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

011038

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

alc. 19  
3447  
D

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: TT

Project: Chicago St. Phase II

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Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the City of Hammond, Indiana except:

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No Exceptions Noted

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The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing the City of Hammond, Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s), Northwest Properties, LLC, the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.



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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 their 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.

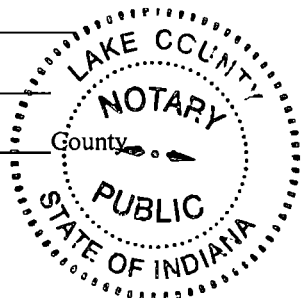
Signature

*David W. Westland*

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"

Project: 1297017  
Parcel: 37A Temporary Right of Way for Structure Removal  
Form: T-2 (Rev. 2010)

Sheet 1 of 1

A part of the 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: Beginning at the southeast corner of said Lot 10; thence North 89 degrees 05 minutes 47 seconds West 61.50 feet along the south line of said Lot 10 to a corner of the grantor's land; thence North 0 degrees 39 minutes 11 seconds East 5.00 feet along a line of the grantor's land to a corner of the grantor's land; thence North 89 degrees 05 minutes 47 seconds West 57.75 feet along a south line of the grantor's land; thence North 0 degrees 38 minutes 18 seconds East 179.33 feet; thence North 37 degrees 14 minutes 43 seconds East 43.60 feet; thence North 76 degrees 25 minutes 44 seconds East 78.21 feet; thence North 87 degrees 37 minutes 52 seconds East 17.52 feet to the east line of said Lot 1; thence South 0 degrees 39 minutes 11 seconds West 240.00 feet along the east line of said Lots 1 through 10 to the point of beginning and containing 26,523 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

