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MICHAEL B. BROWN
RECORDER

WARRANTY DEED

4
Form WD-1
Revised 07/2014

Project: Hohman Ave.
DES: NA
Parcel: 1
Page: 1 of 3

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STOP

RECORDER'S SEAL
SEAL
INDIANA

THIS INDENTURE WITNESSETH, That Indiana Land Trust Company, f/k/a Lake County Trust Company, as Trustee, has succeeded North Star Trust Company, as Successor Trustee to Harris Bank, Successor to Mercantile National Bank of Indiana, Successor to Mercantile National Bank of Hammond, as Trustee under the terms and provisions of a Trust Agreement dated September 19, 1972 and known as Trust No. 2980, the Grantor(s), Convey(s) and Warrant(s) to the LAKE COUNTY, INDIANA, the Grantee, for and in consideration of the sum of Seven Hundred and No/100 Dollars (\$700.00) (of which said sum \$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.

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
John S. Dull

Interests in land acquired by the Board of Commissioners of Lake County, Indiana
Grantee and Tax mailing address:
1100 East Monitor Street
Crown Point IN 46307
I.C. 8-23-7-31

This instrument Prepared by: John S. Dull
Law Office of John S. Dull, PC
PO Box 14058
Merrillville, IN 46411

NON-TAXABLE

MAR 29 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

022354

JLC
D

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against INDIANA LAND TRUST COMPANY formerly known as LAKE COUNTY TRUST COMPANY on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

In making any warranty herein the Trustee is relying solely on information furnished to it by the beneficiaries and not of its own knowledge and specifically exculpates itself from any liabilities, responsibilities or damages as a result of including any warranty in this instrument.

The information contained in this instrument has been furnished the undersigned by the beneficiaries under aforesaid Trust and the statements made therein are made solely in reliance thereon and no responsibility is assumed by the undersigned, in its individual capacity for the truth or accuracy of the facts herein stated.

IN WITNESS WHEREOF, INDIANA LAND TRUST COMPANY formerly known as LAKE COUNTY TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer this 11th day of October, 2016.

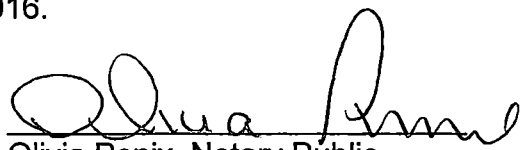
INDIANA LAND TRUST COMPANY, formerly known as LAKE COUNTY TRUST COMPANY, not personally but as Trustee under the provisions of a Trust Agreement dated September 19, 1972 and known as Trust No. 2980.

By:  _____
Richard Caprio, Trust Officer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard Caprio Trust Officer of the Indiana Land Trust Company, formerly known as Lake County Trust Company, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as his free and voluntary act, acting for such corporation as Trustee.

Witness my hand and seal this 11th day of October, 2016.


Olivia Penix, Notary Public
LaPorte County, IN. resident
My Commission expires: 02-27-2020

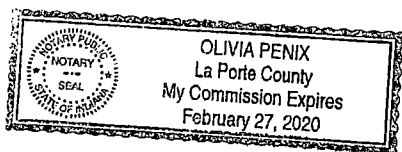


EXHIBIT "A"

Project:
Parcel: 1
Tax Key No. 45-02-36-202-001.000-023

Sheet 1 of 1
WD-1
Fee Simple

Part of the Northeast Quarter of Section 36, Township 37 North, Range 10 West of the 2nd Principal Meridian, in the City of Hammond, Lake County, Indiana, described as follows:
Commencing at the intersection of the East right of way line of Hohman Avenue and the North right of way line of Michigan Avenue; thence North 23°33'05" East, along the East right of way line of Hohman Avenue, 452.78 feet; thence North 28°36'11" East, continuing along said East right of way line, 31.98 feet to the point of beginning; thence North 28°36'11" East, continuing along the East right of way line of Hohman Avenue, 78.19 feet to the Southerly line of the Grand Calumet River; thence South 43°36'21" East, along said Southerly line, 14.71 feet; thence South 28°36'05" West, 29.74 feet; thence South 54°00'35" West, 20.98 feet; thence South 28°36'11" West, 25.00 feet; thence North 61°23'49" West, 5.00 feet to the point of beginning, containing 0.017 acres, more or less

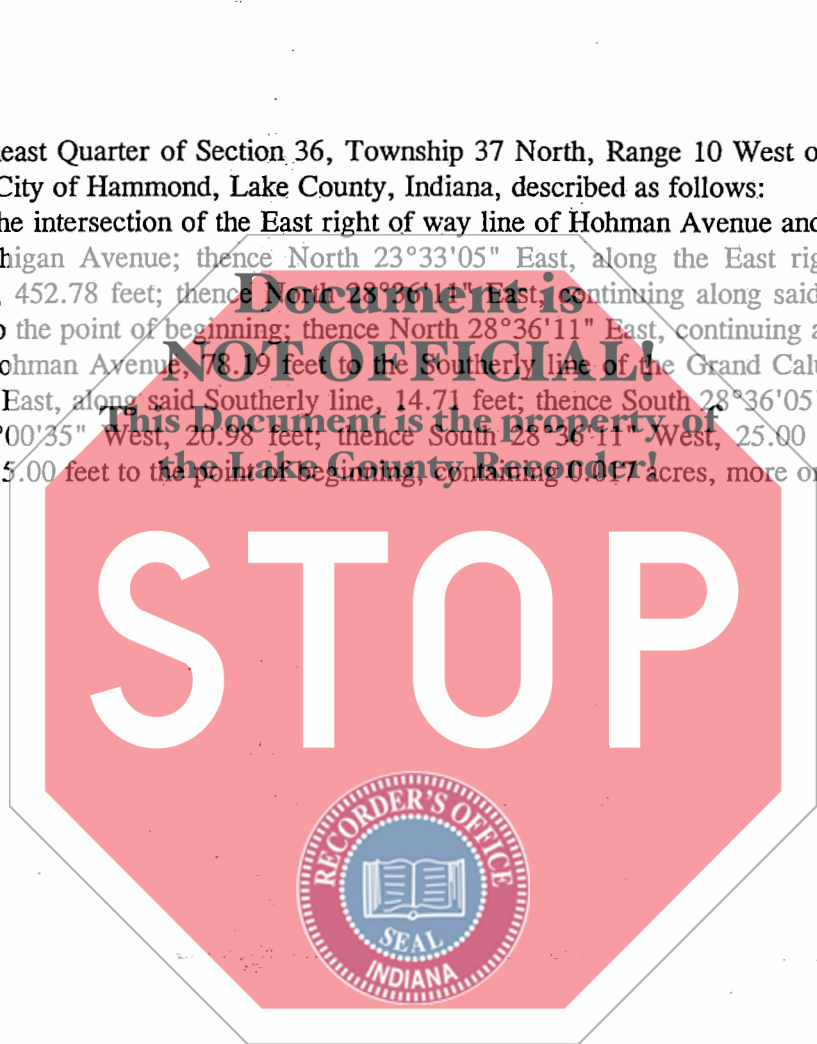


Exhibit "B"

Traverse Land Surveying

1450 119th Street
Whiting, Indiana 46394
(219) 659-4000

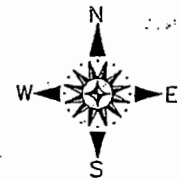
Plat of Survey

2015 001672

2015 JAN 12 PM 2:26

RECORDER

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Description of Property: Part of the Northeast Quarter of Section 36, Township 37 North, Range 10 West of the 2nd Principal Meridian, in the City of Hammond, Lake County, Indiana, described as follows: Commencing at the intersection of the East right of way line of Hohman Avenue and the North right of way line of Michigan Avenue; thence North 23°33'05" East, along the East right of way line of Hohman Avenue, 452.78 feet; thence North 28°36'11" East, continuing along said East right of way line, 149.97 feet to the Northerly line of the Grand Calumet River and the point of beginning; thence North 28°36'11" East, continuing along the East right of way line of Hohman Avenue, 45.21 feet; thence North 23°09'05" East, continuing along said East right of way line, 53.37 feet; thence South 66°47'18" East, 19.15 feet; thence South 28°35'32" West, 60.89 feet; thence South 28°36'57" West, 34.71 feet to the Northerly line of the Grand Calumet River; thence North 79°21'43" West, 14.72 feet to the point of beginning, containing 0.034 acres, more or less.

FILED

JAN 12 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Summary Record

This survey was conducted as a retracement survey in accordance with 865 IAC 1-12 (Rule 12).

The following information was used for reference in the preparation of this survey:

1. The recorded subdivision plat of Columbian Addition to Hammond, Ind., as per plat thereof, recorded in Plat Book 3 page 50, in the Office of the Recorder of Lake County, Indiana.
2. The recorded subdivision plat of Plat of the Reclamation of Hohman's First Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 2 page 100, in the Office of the Recorder of Lake County, Indiana.
3. The recorded subdivision plat of North Side Addition to the Town of Hammond, as per plat thereof, recorded in Plat Book 6 page 4, in the Office of the Recorder of Lake County, Indiana.
4. The recorded subdivision plat of Hohman's 3rd Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 1 page 86, in the Office of the Recorder of Lake County, Indiana.
5. A Surveyor Location Report dated October 7, 2003 by Torrence Surveyors, LLC, of a part of Section 25-37-10 known as 518 Hohman Street, Hammond, Indiana 46327, as per plat thereof, recorded in Plat Book 13 page 68 as Doc. No. 2005 004780, in the Office of the Recorder of Lake County, Indiana.
6. A Plat of Dedication for Public Street dated August 24, 1971 by Alfred P. Torrence, as per plat thereof, recorded in Plat Book 44 page 85, in the Office of the Recorder of Lake County, Indiana.
7. A Plat of Dedication for Public Street dated August 24, 1971 by Alfred P. Torrence, as per plat thereof, recorded in Plat Book 42 page 86, in the Office of the Recorder of Lake County, Indiana.
8. A Plat of Dedication for Public Street dated August 24, 1971 by Alfred P. Torrence, as per plat thereof, recorded in Plat Book 42 page 87, in the Office of the Recorder of Lake County, Indiana.
9. The Hammond Quarter Section map of the Southwest 1/4 of Section 25, Township 37 North, Range 10 West of the 2nd Principal Meridian.
10. The Hammond Quarter Section map of the Southeast 1/4 of Section 25, Township 37 North, Range 10 West of the 2nd Principal Meridian.
11. The Hammond Quarter Section map of the Northwest 1/4 of Section 33, Township 37 North, Range 10 West of the 2nd Principal Meridian.
12. The Hammond Quarter Section map of the Northeast 1/4 of Section 36, Township 37 North, Range 10 West of the 2nd Principal Meridian.
13. No title commitment was provided for the completion of this survey.

Availability and Condition of Reference Documents

1. A copy without stated offset was located at the Southeast Corner of Section 24, Township 37 North, Range 10 West of the 2nd Principal Meridian, in Lake County, Indiana, at grade and used for control as a tie into the Indiana State Plane Coordinate System West Zone, NAD 83 Horizontal, NAVD 83 Vertical Coordinates: N=2224189.4, E=2236468.7, Z=566.3, Horiz. Precision: ±0.02, Vert. Precision: ±0.02, per Trimble VRS/RS used to locate. Indiana State Plane Coordinate information obtained from Corner Record cards B-12 from the Office of the Lake County Land Surveyor.
2. A brass disk monument witness (brass disk sheared off leaving iron tie) in box was found at the Northeast corner of Section 24, Township 37 North, Range 10 West of the 2nd Principal Meridian, in Lake County, Indiana, at grade and used for control as a tie into the Indiana State Plane Coordinate System West Zone, NAD 83 Horizontal, NAVD 83 Vertical Coordinates: N=2233182.8, E=2235293.3, Z=564.2, Horiz. Precision: ±0.02, Vert. Precision: ±0.02, per Trimble VRS IN. Network used to locate. Indiana State Plane Coordinate information obtained from Corner Record card B-11 from the Office of the Lake County Land Surveyor.
3. A 5/8th dia. rebar witness labeled HK 20600902 was found at the Northeast corner of the intersection of Hohman Avenue and Michigan Street, at grade, of unknown origin and used for control.
4. A 1/2" dia. pipe witness labeled M83 was found at the Southeast corner of Lot 4, in said Columbian Addition to Hammond, Ind., at grade, of unknown origin and used for control.
5. A 1/2" dia. pipe was found at the Northerly extension of the Easterly line of said Columbian Addition to the Southern line of the Grand Calumet River, 0.2' above grade and used for control.
6. A 5/8th dia. rebar witness was found on the East side of Hohman Avenue on the South side of the parking lot entrance to the American Steel Foundries property, at grade, of unknown origin and used for control.
7. A 1/2" dia. pipe witness was found at the Southeast corner of Lot 51, in Block 4, in said Plat of the Reclamation of Hohman's First Addition to the City of Hammond, at grade, of unknown origin and used for control.
8. A 1/2" dia. pipe witness was found at the Northwest corner of the South 1/2 of Lot 4, in Block 10, in said North Side Addition to the Town of Hammond, at grade, of unknown origin and used for control.
9. A 1/2" dia. pipe witness was found at the Northwest corner of the South 1/2 of Lot 3, in Block 10, in said North Side Addition to the Town of Hammond, at grade, of unknown origin and used for control.
10. A 1/2" dia. pipe witness was found at the Southeast corner of Lot 23, in Block 17, in East Part of North Side Addition to Hammond, at grade, of unknown origin and used for control.
11. A 3/8th dia. rebar witness was found at the Southwest corner of Lot 43, in Block 17, in East Part of North Side Addition to Hammond, at grade, of unknown origin and used for control.
12. A 5/8th dia. rebar witness was found at the Northeast corner of Lot 48, in Block 17, in East Part of North Side Addition to Hammond, at grade, of unknown origin and used for control.

Theoretical Uncertainty in the Lines and Corners Found or Established by the Survey

The right of way of Hohman Avenue for a distance of 500 feet North and South of the intersection of said road with the Grand Calumet River was established by analyzing the points referenced herein with the improvements located. Best fit lines were established by the location of the old curb and sidewalks along a stretch of Hohman Avenue from Ordain Avenue to the North Street South to Michigan Street. The best fit lines were then used to create a coordinate of Hohman Avenue by improvements. The best fit lines by improvements were then compared to the location of the survey points resulting in an uncertainty in location of ±0.09 feet in the East-West direction. Boundary lines were then established using the references stated along with the corners of the parcels surrounding the subject area. These references and deeds created angular relationships between the courses of the right of way of Hohman Avenue and the boundary lines of the surrounding parcels. These angular relationships were then compared with the best fit line of the survey points and the survey points and improvements located. The resulting uncertainty in location was ±0.05 feet in the North-South direction. I believe that the best current representation and intent of the right of way line of Hohman Avenue in the subject area comes from the location of the long standing curb and sidewalks and their agreement with the survey points located in the area. There does not appear to be any contrary described record between the angular relationships created by the right of way of Hohman Avenue North of the Grand Calumet River and the right of way of Hohman Avenue South of the Grand Calumet River. There does not appear to be any clearly described record between the angular relationships created by the right of way of Hohman Avenue North and South of the Grand Calumet River and the right of way of Hohman Avenue at the location of the bridge over the Grand Calumet River. The right of way along Hohman Avenue at the bridge over the Grand Calumet River was established using a best fit line from the location of the long standing curb and sidewalks in this area.

The Relative Horizontal Accuracy of the Measurements

This survey meets the requirements of (a) Urban Survey for which the acceptable relative positional accuracy is 0.07 feet plus 60 parts per million.

Best of Bearings

The best of bearings for this survey is the bearing obtained using the coordinates of the section corners referenced above.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT FROM THE PLAT.
NOTE - Contractors or builders are to be notified to care for the ground tie points, monuments, etc., as noted in this certificate, with the stakes, pins, etc., given on the property, before building on the same, and AT ONCE report any missing or apparent differences between the same to the Surveyor, that misunderstanding, displacement of points, etc., may be corrected before damage is done.

Prepared for: HWJC Engineering
Job No. 14-0049D



- BITUMINOUS PAVEMENT
- CONCRETE
- MAG SET = MAGNETIC SURVEY NAIL SET
- RS = 5/8" DIA. REBAR SET W/ CAP
- "FRANK WALSHO LS20700105"
- DATE OF LAST FIELDWORK = January 7, 2015



Surveyor's Certificate
I, Frank A. Walsho, hereby certify that this survey was performed under my direction in accordance with 865 IAC 1-12 (Rule 12) and to the best of my knowledge, information and belief, the plat hereon drawn is a true and accurate representation of said survey.

Given under my hand and seal this 9th day of January, 2015.

Frank A. Walsho
Frank A. Walsho, Registered Land Surveyor,
State of Indiana, No. LS20700105