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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 047058

2017 JUL 28 AM 11:05

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project: 45th Avenue II B
DES: 1172007
Parcel: 223
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Erno Restyanski, the Grantor(s) of LAKE County, State of INDIANA Convey(s) and Warrant(s) to **THE BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA**, the Grantee, for and in consideration of the sum of Two Thousand Four Hundred and 00/100 Dollars (\$2,400.00) (of which said sum \$2,400.00 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
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

JUL 28 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

040899

N/cr

JAS

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The grantor(s) assume(s) and agree(s) to pay the 2016 payable 2017 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 County in the event of any non-payment.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 7th day of June, 2017.
This Document is the property of the Lake County Recorder!

Erno Restyanszki
Erno Restyanszki

STATE OF: Indiana :
COUNTY OF Lake :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Erno Restyanszki, the Grantor(s) 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.

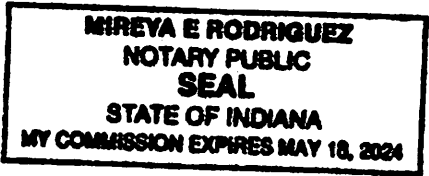
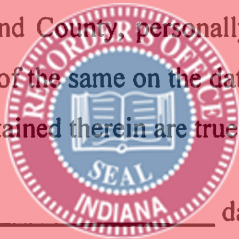
Witness my hand and Notarial Seal this 7th day of June, 2017.

Signature Mireya Rodriguez

Printed Name Mireya Rodriguez

My Commission expires 5-18-2024

I am a resident of Lake County.





REBEKAH E. HORNBERGER
DIRECTOR
NOTARY PUBLIC
JAN 22
AMERICAN STATE
NOTARY PUBLIC ASSOCIATION

EXHIBIT "A"

Project: STP-N751 ()
Code:
Parcel: 223 Fee Simple Right-of-Way
Key No.: 01-39-0021-0039

Sheet 1 of 1

A part of West Half of the West Half of the Southeast Quarter of the Southeast Quarter of Section 30, Township 36 North, Range 8 West, 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 as Exhibit "B", described as follows: Commencing at a point marking the southwest corner of said West Half of the West Half of the Southeast Quarter of the Southeast Quarter, said point being on the prolonged west line of the grantor's land; thence North 00 degrees 29 minutes 24 seconds West 9.13 feet along said prolonged west line to the North boundary of 45th Avenue; thence continuing North 00 degrees 29 minutes 24 seconds West 35.87 feet along the west line of the grantor's land; thence South 89 degrees 55 minutes 05 seconds East 165.75 feet to the east line of the grantor's land; thence South 00 degrees 27 minutes 38 seconds East 35.61 feet along said east line to said North boundary of 45th Avenue; thence continuing South 00 degrees 27 minutes 38 seconds East 9.39 feet along the prolonged east line of the grantor's land to the south line of said quarter-quarter section; thence North 89 degrees 55 minutes 05 seconds West 165.72 feet along said south line to the point of beginning, containing 0.171 acres, more or less, inclusive of the presently existing right-of-way which contains 0.035 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Mark A. Settlemyre, Indiana Registered Land Surveyor, License Number LS20200044, on the 11th day of December, 2008

Mark A. Settlemyre

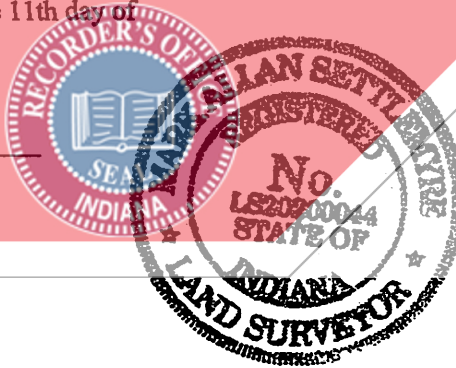
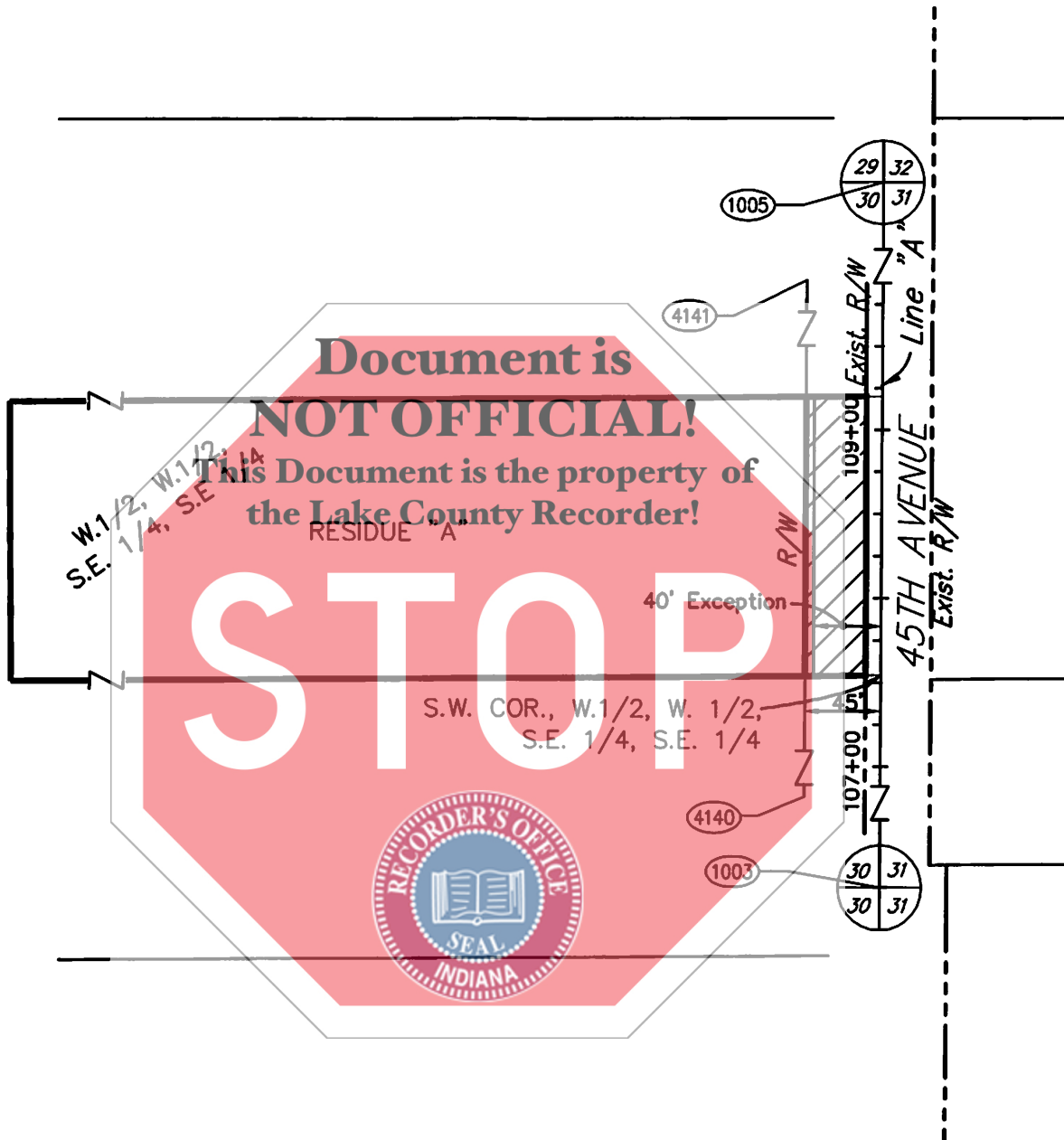
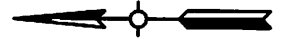
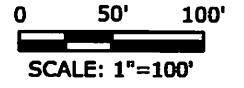


EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department Of Transportation
 by: AMERICAN
STRUCTUREPOINT
 INC.

SHEET 1 OF 2



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: RESTYANSZKI, ERNO
 PARCEL: 223
 CODE: -
 PROJECT: STP-N751 ()
 ROAD: 45TH AVENUE
 COUNTY: LAKE
 SECTION: 30
 TOWNSHIP: 36 NORTH
 RANGE: 8 WEST

DRAWN BY: PDD
 CHECKED BY: MAS
 DES. NO.: 1172007

INSTRUMENT NUMBER 786661, DATED JANUARY 2, 1985

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

RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department Of Transportation
 by: AMERICAN
STRUCTUREPOINT
 INC.

POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	℄
1003	See Location Control Route Survey Plat				
1005					
4140	164070.1605	165254.2555	106+12.01	45' Lt.	LINE-A
4141	164069.0824	166009.2547	113+07.01	45' Lt.	LINE-A



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2008-051375 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").

Mark A. Settlemyre 8-10-17
 Mark A. Settlemyre Date
 Reg. Land Surveyor No. LS20200044
 State of Indiana



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

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 TOWNSHIP: 36 NORTH
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DRAWN BY: PDD
 CHECKED BY: MAS
 DES. NO.: 1172007

AMERICAN STRUCTUREPOINT, INC PROJECT NO. IN19990757
 THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.