

2017 087101

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC 26 AM 11:00

MICHAEL B. BROWN
RECORDER

QUIT CLAIM DEED

Form QCD-1
Revised 07/2014

Project:	125 th Ave. & Grant St.
Code:	1401030
Parcel:	12
Page:	1 of 3

THIS INDENTURE WITNESSETH That TRUST NO. LTEARKAK-101 DATED OCTOBER 9, 2003, EDWARD A. ROMANSKI AND KAREN A. ROMANSKI, AS TRUSTEES WITH A LIFE ESTATE RESERVED TO EDWARD A. ROMANSKI AND KAREN A. ROMANSKI, the Grantor(s) of Lake County, State of Indiana Release(s) and Quit Claim(s) to the **CITY OF CROWN POINT, INDIANA**, the Grantee, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00) (of which said sum \$0.00 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.

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.

The undersigned represent and warrant that they are the Trustees of the Trust No. LTEARKAK-101 dated October 9, 2003 that pursuant to the Trust Agreement they have full authority to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that they are therefore, fully authorized and empowered to convey to the City of Crown Point, Indiana real estate of this Trust, and that on the date of execution of said conveyance instruments they had full authority to so act.



Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue N642
Indianapolis, IN 46204-2219
I.C. 8-23-7-31

\$25⁰⁰
1018
AB

NON-TAXABLE

DEC 26 2017

JOHN E. WALSH
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

029845

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Project: 125th Ave. & Grant St.
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Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument

this 7th day of ~~October~~^{November}, 2017.

Edward A Romanski (Seal) Karen A Romanski (Seal)
Signature Signature

Edward A. Romanski, Trustee Karen A. Romanski, Trustee
Printed Name Printed Name

Edward A Romanski (Seal) Karen A Romanski (Seal)
Signature Signature

Edward A. Romanski, life estate holder Karen A. Romanski, life estate holder
Printed Name Printed Name

STATE OF: INDIANA:

COUNTY OF LAKE:

Before me, a Notary Public in and for said State and County, personally appeared
Edward A. Romanski and Karen A. Romanski, Trustees of Trust No. LTEARKAK-101 dated October 9, 2003 and Edward A. Romanski and Karen A. Romanski individually as holders of a life estate, the Grantor(s) 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 7th day of November, 2017.

Signature [Signature]

Printed Name Alex Kutayev

My Commission expires 10/14/23

I am a resident of Jasper County.

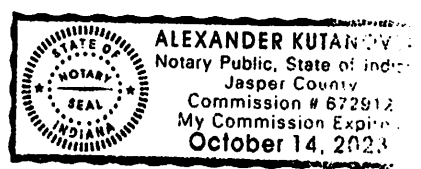
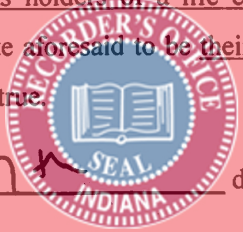
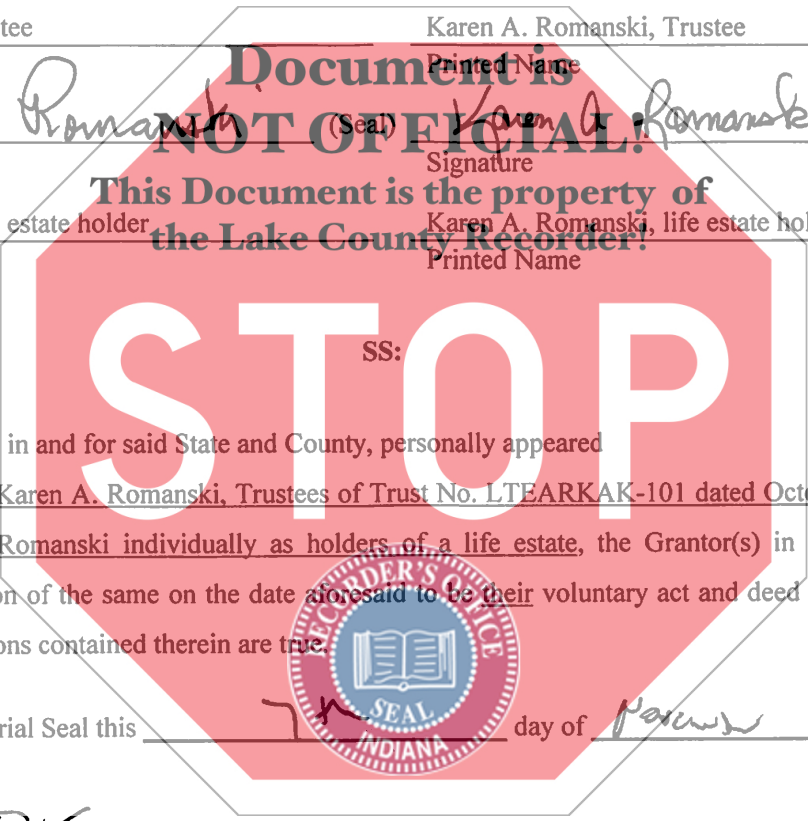


EXHIBIT "A"

Project: 1401030

Sheet 1 of 1

Parcel 12B – Fee Simple – Quitclaim Area

Key Number: 45-16-20-226-002.000-041

A part of the Northeast Quarter of Section 20, Township 34 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 EXHIBIT "B", described as follows: Commencing at the Northeast corner of said quarter section: thence North 89 degrees 41 minutes 24 seconds West 401.29 feet along the north line of said quarter section; thence South 0 degrees 00 minutes 00 seconds West along the east line of said parcel, 20.00 feet to the south boundary of 125th Avenue and the point of beginning of this description; thence continuing South 0 degrees 00 minutes 00 seconds West 10.00 feet to the northeast corner of that parcel of land described in the Deed in Trust recorded as Instrument Number 2003-122879 in the Recorder's Office of Lake County, Indiana; thence North 89 degrees 41 minutes 24 seconds West 100.00 feet along the north line of said parcel to the northwest corner thereof; thence North 0 degrees 00 minutes 00 seconds East 10.00 feet to the south boundary of said 125th Avenue; thence South 89 degrees 41 minutes 24 seconds East along said south boundary 100.00 feet to the point of beginning and containing 1,000 square feet or 0.023 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 11th day of October, 2016.

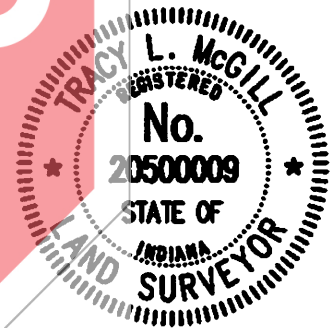
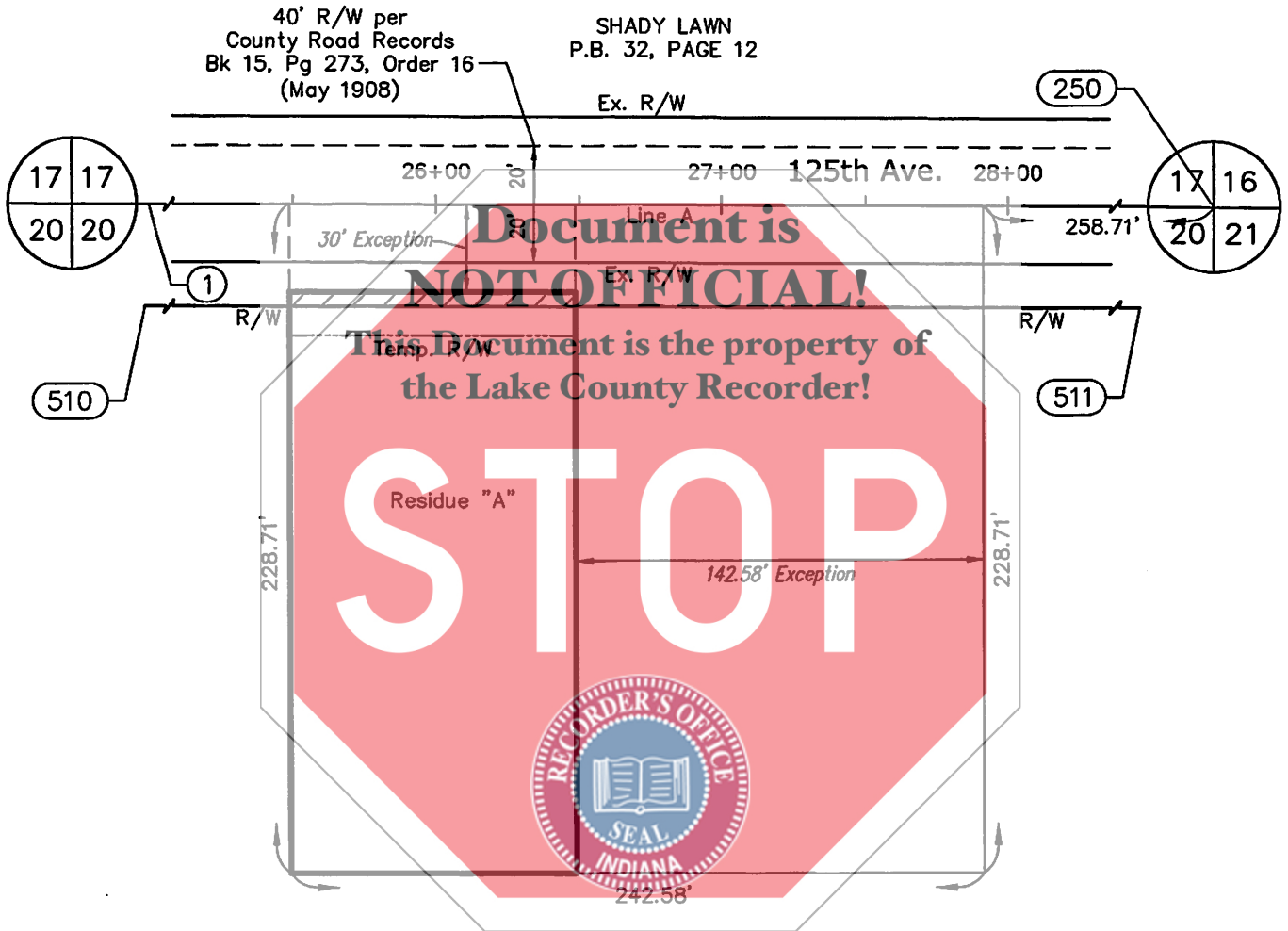
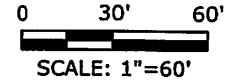


EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department Of Transportation
 by: AMERICAN
STRUCTUREPOINT
 INC.

SHEET 1 OF 2



 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER:	Trust No. LTEARKAR-101, dated October 9, 2003	DRAWN BY:	TLM
PARCEL:	12	CHECKED BY:	TLM
CODE:	N/A	DES. NO.:	1401030
PROJECT:	1401030	Deed in Trust, Recorded as Inst. No. 2003-122879	
ROAD:	125th Ave & Grant St		
COUNTY:	Lake		
SECTION:	20		
TOWNSHIP:	34 North		
RANGE:	8 West	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	℄
1	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
250					
510	27502.7357	24290.0160	23+40.19	35.00 R	A
511	27499.3013	24924.8177	29+75.00	35.00 R	A

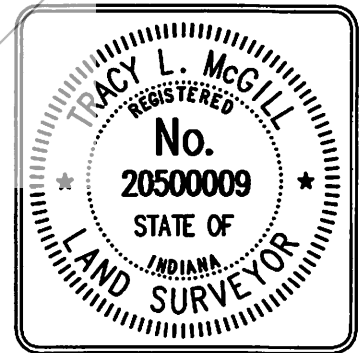


SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2015-078939 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").

Tracy L. McGill
 Tracy L. McGill
 Reg. Land Surveyor No. 20500009
 State of Indiana

10/11/2016



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

OWNER: Trust No. LTEARKAR-101, dated October 9, 2003
 PARCEL: 12
 CODE: N/A
 PROJECT: 1401030
 ROAD: 125th Ave & Grant St
 COUNTY: Lake
 SECTION: 20
 TOWNSHIP: 34 North
 RANGE: 8 West

DRAWN BY: TLM
 CHECKED BY: TLM
 DES. NO.: 1401030

AMERICAN STRUCTUREPOINT, INC. PROJECT NO. 2013.00963

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