

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 020423

2019 APR -8 AM 9:13

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO: City of Crown Point
101 N. East St.
Crown Point, IN 46307

PARCEL NO.: 45-16-05-251-016.000-042
45-16-05-251-017.000-042
45-16-05-251-008.000-042

WARRANTY DEED

THIS INDENTURE IS TO WITNESS that KACP, LLC, **Convey and Warrant** to CITY OF CROWN POINT, INDIANA for and in consideration of Ten 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana, to-wit:

LEGAL DESCRIPTION ATTACHED ON GROUP EXHIBIT "A"
This Document is the property of the Lake County Recorder!

Commonly known as 1000 N. Main Street, Crown Point, Indiana & 100 E. Summit Street, Crown Point, Indiana

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.

Signed and sealed this 14th day of MARCH, 2019. **22658**

NON-TAXABLE

APR 08 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

KACP, LLC

[Signature]
Aemish Patel, Member

[Signature]
Rahul Patel, Member

[Signature]
Rohit Patel, Member

~~NO SALES DISCLOSURE REQUIRED~~
SALES DISCLOSURE EXEMPT: DONATION

Approved Assessor's Office

By: [Signature]

25.00
CASH
10

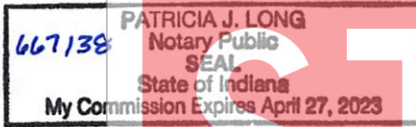
STATE OF INDIANA)
)
) SS:
COUTY OF LAKE)

Before me, a Notary Public in and for said County and State, this 14th day of MARCH, 2019, personally appeared Aemish Patel, Rahul Patel and Rohit Patel of KACP, LLC and acknowledged the free and voluntary execution of the above and foregoing warranty deed.

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Witness my hand and notarial seal



Signed: Patricia J Long

Printed: PATRICIA J LONG
Notary Public

Residing in Lake County INDIANA

Accepted: City of Crown Point Board of Public Works and Safety

Date: 3/20/19

By: [Signature]
David D. F. Uran, Mayor

Attest: [Signature]
Kristie Dressel, Clerk-Treasurer

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.

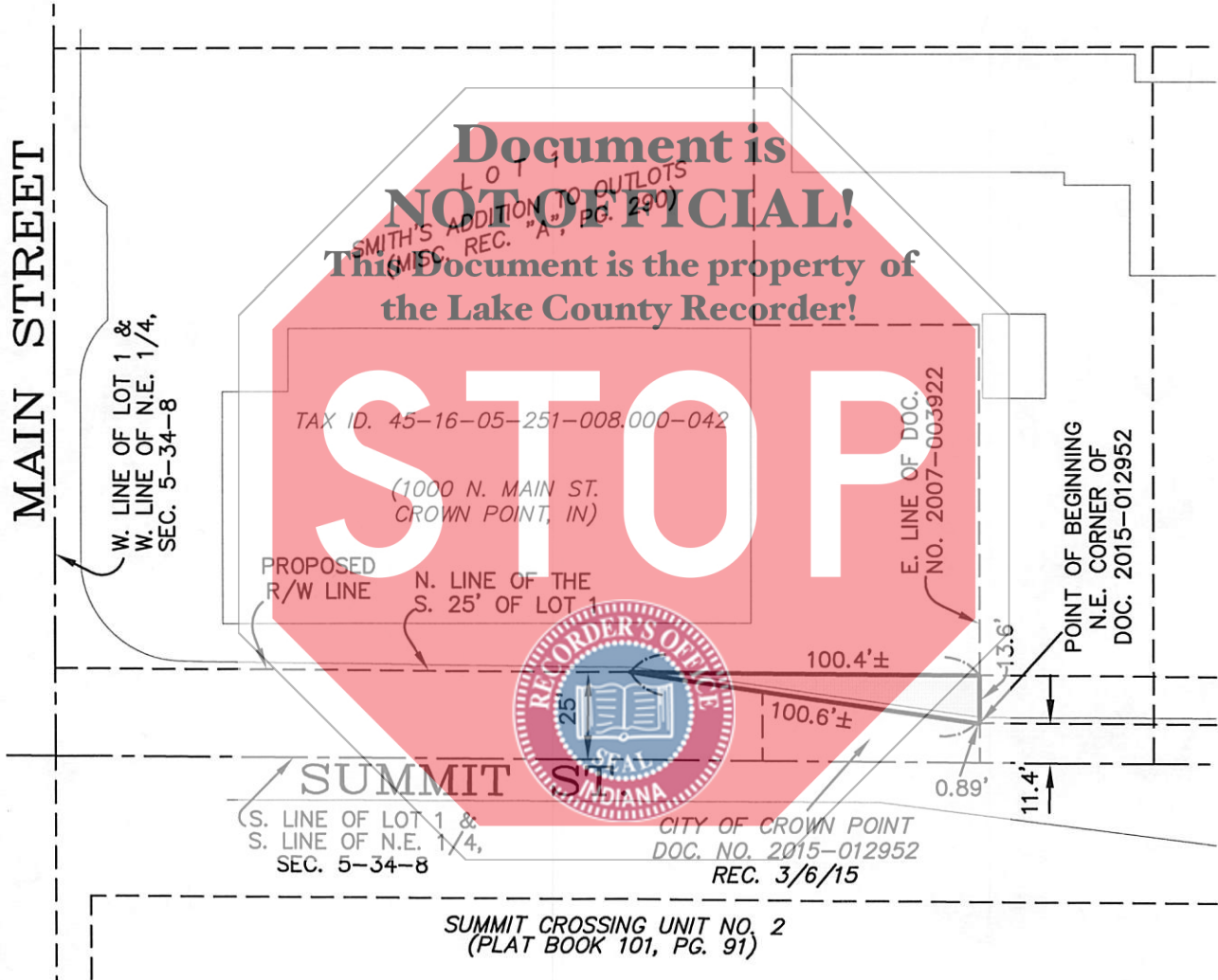
[Signature]

This instrument prepared by: Alexander Kutanovski, Attorney at Law
1504 N. Main Street, Crown Point, Indiana 46307

EXHIBIT A

PARCEL DESCRIPTION:

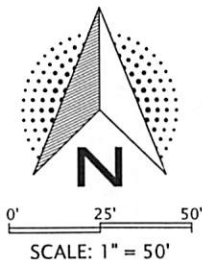
A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF CROWN POINT, LAKE COUNTY, INDIANA, BEING PART OF LAND DESCRIBED TO THE FRANCIS P. HOFFMAN REVOCABLE TRUST DATED JULY 25, 1984 RECORDED AS DOCUMENT NUMBER 2007-003922 ON JANUARY 16, 2007 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL ALSO BEING PART OF LOT 1, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF SMITH'S ADDITION OF OUTLOTS TO THE TOWN (NOW CITY) OF CROWN POINT, AS THE SAME APPEARS IN MISCELLANEOUS RECORD "A", PAGE 290 IN SAID RECORDER'S OFFICE, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED TO THE CITY OF CROWN POINT, INDIANA RECORDED AS DOCUMENT NUMBER 2015-012952 ON MARCH 6, 2015 IN SAID RECORDER'S OFFICE; THENCE WEST 0.89 FEET ALONG THE NORTH LINE OF SAID CROWN POINT PARCEL; THENCE NORTHWESTERLY 100.6 FEET MORE OR LESS ALONG THE NORTHERLY LINE OF SAID CITY OF CROWN POINT PARCEL AND THE NORTHWESTERLY EXTENSION THEREOF TO THE NORTH LINE OF THE SOUTH 25 FEET OF SAID LOT 1; THENCE EAST 100.4 FEET MORE OR LESS ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID HOFFMAN PARCEL; THENCE SOUTH 13.6 FEET ALONG LAST SAID EAST LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 692 SQUARE FEET MORE OR LESS.



GRANTOR:

TAX NO. 45-16-05-251-008.000-042
 THE FRANCIS P. HOFFMAN REVOCABLE TRUST DATED JULY 25, 1984
 WARRANTY DEED
 DOC. NO. 2015 012952
 REC. 3/6/15

Reference Name: CITY OF CROWN POINT, IN
 Survey Job No: S17609
 Drawn By: G.B.
 Date: 5/26/17
 /17609/17609.DWG
 Sec. 5-34-8



Glen E. Boren

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

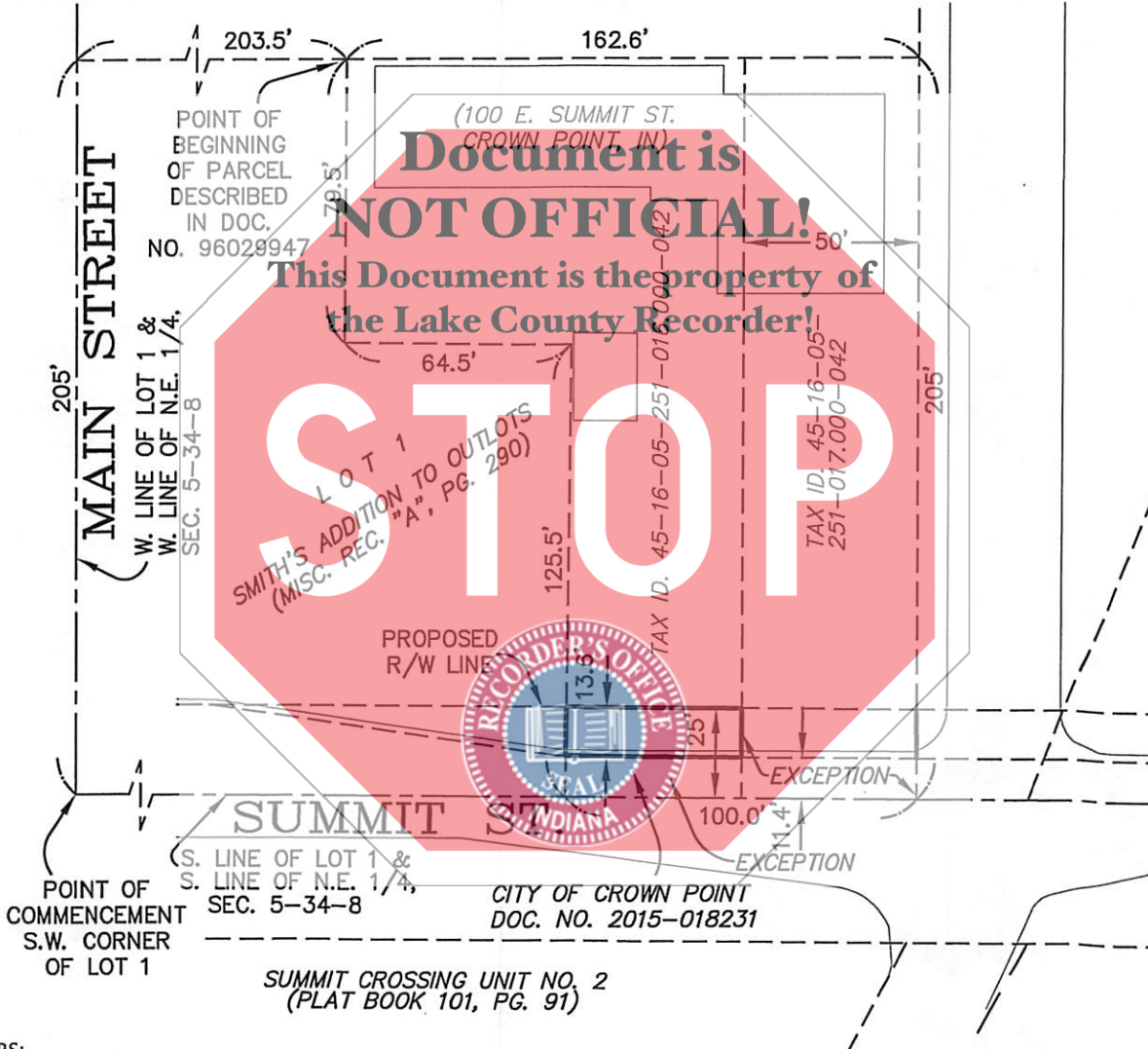
DVG TEAM, Inc
 1155 Troutwine Road
 Crown Point, IN 46307
 Phone:(219) 662-7710



EXHIBIT A

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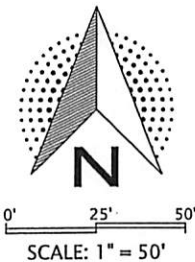
A STRIP OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF CROWN POINT, LAKE COUNTY, INDIANA, SAID STRIP BEING PART OF A PARCEL OF LAND DESCRIBED TO JOHN W. MARSHALL AND PAUL R. MARSHALL JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, RECORDED AS DOCUMENT NUMBER 96029947 ON MAY 7, 1996 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID STRIP BEING THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF SMITH'S ADDITION OF OUTLOTS TO THE TOWN (NOW CITY) OF CROWN POINT, AS THE SAME APPEARS IN MISCELLANEOUS RECORD "A", PAGE 290 IN SAID RECORDER'S OFFICE, THENCE NORTH 205 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE EAST 203.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST 162.6 FEET; THENCE SOUTH 205 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE WEST 100.0 FEET ALONG SAID SOUTH LINE; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 125.5 FEET; THENCE WEST AT RIGHT ANGLES 64.5 FEET; THENCE NORTH AT RIGHT ANGLES 79.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 50 FEET AND ALSO EXCEPTING ALL OF A PARCEL OF LAND DESCRIBED TO THE CITY OF CROWN POINT, INDIANA, RECORDED AS DOCUMENT NUMBER 2015-018231 ON MARCH 27, 2015 IN SAID RECORDER'S OFFICE, SAID STRIP LESS EXCEPTIONS CONTAINING 680 SQUARE FEET MORE OR LESS.



GRANTORS:

TAX NO. 45-16-05-251-016.000-042
 JOHN W. MARSHALL & PAUL R. MARSHALL, J/T
 WARRANTY DEED
 DOC. NO. 96029947
 REC. 5/7/96

Reference Name: CITY OF CROWN POINT, IN
 Survey Job No: S17609
 Drawn By: G.B.
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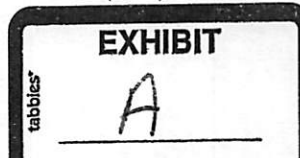
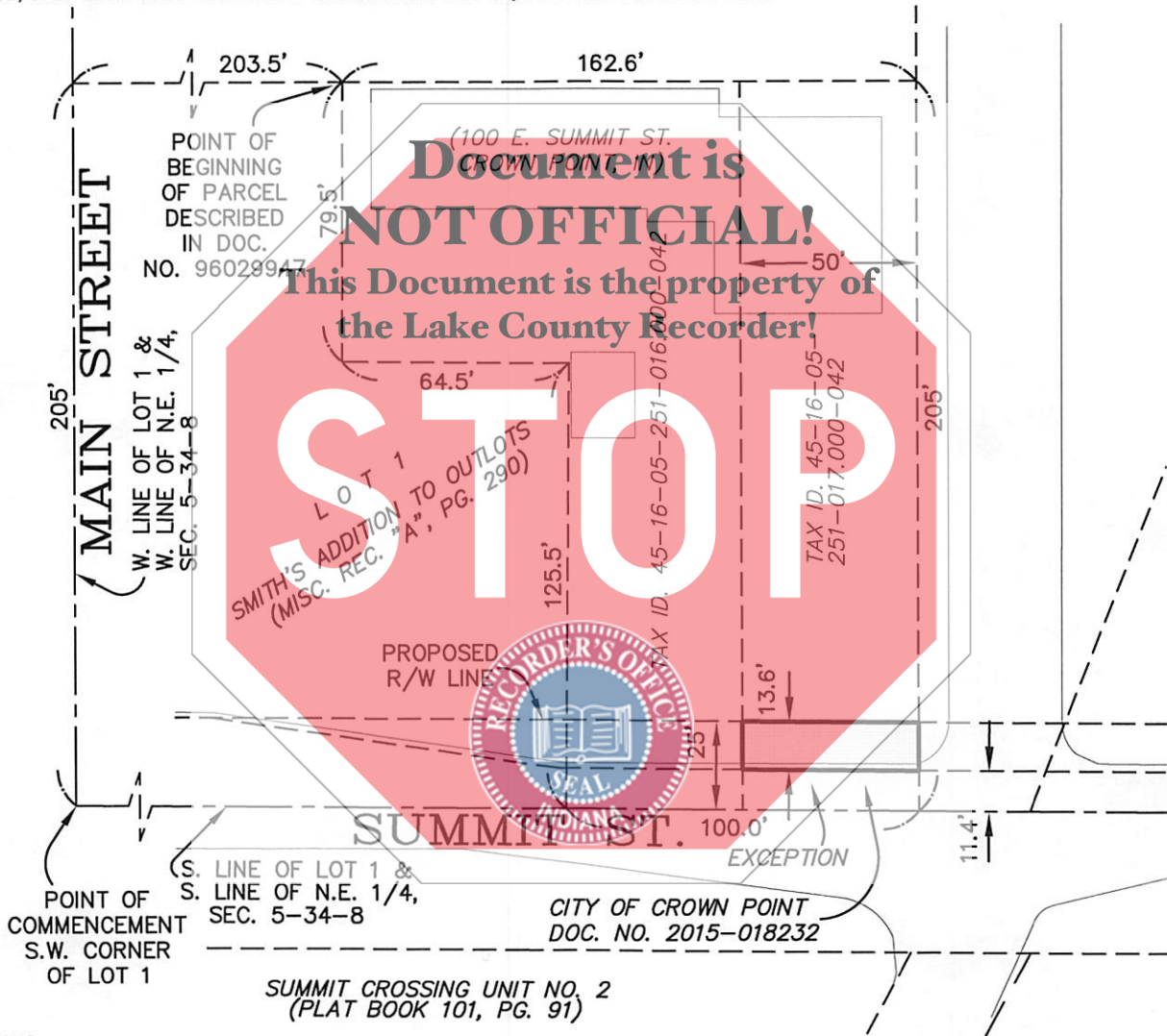


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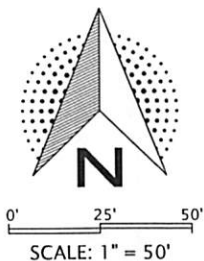
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GRANTORS:

TAX NO. 45-16-05-251-017.000-042
 JOHN W. MARSHALL & PAUL R. MARSHALL, J/T
 WARRANTY DEED
 DOC. NO. 96029947
 REC. 5/7/96

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