

3

2019 053360

2019 SEP 18 PM 3:01

MICHAEL J. DOWNS

CROSS-REFERENCE. In accordance with Ind. Code § 32-23-2-5(a), the easement described herein burdens real estate within Sherwood Forest 18th Addition to the Town of Schererville, as shown in Plat book 47, Page 152, in the Office of the Recorder of Lake County, Indiana.

AGREEMENT FOR EASEMENT

THIS INDENTURE WITNESSETH that Lake County Trust Company Trustees of Trust No. 0127 also known as Trust No. 53-0127 dated September 11, 1978, "GRANTOR", being the owner of a parcel of land in the Town of Schererville, County of Lake, State of Indiana legally described as:

Lot 12, in Sherwood Forest 18th Addition to the Town of Schererville, as shown in Plat book 47, page 152, in the Office of the Recorder of Lake County, Indiana, EXCEPT that part of said Lot 12 described as follows: Beginning at the Southwest corner of said Lot 12; thence North 25°04'23" East along the Northwesterly line of said Lot 12 a distance of 195.0 feet to the Northwest corner thereof; thence Southeasterly along the North-Easterly line of said Lot 12 a distance of 232.03 feet as measured along the Arc of a curve concave to the Southwest and having a radius of 3761.20 feet; thence South 28°36'27.5" West a distance of 195.0 feet to a point on the Southwesterly line of Lot 12; a distance of 220.0 feet as measured along the Arc of a curve concave to the Southwest and having a radius of 3566.20 feet to the Point of Beginning, all in the Town of Schererville, Lake County, Indiana.

Commonly known as: 1802 ROBINHOOD BLVD SCHERERVILLE IN 46375,

Conveys and Warrants to the Lake County Trust Company Trustees of Trust No. 0127 also known as Trust No. 53-0127 dated September 11, 1978, "GRANTEE", being the owner of a parcel of land in the Town of Schererville, County of Lake, State of Indiana legally described as:

All of Outlot "M" and that part of Lot 12 described as beginning at the Southwest corner of said Lot 12; thence North 25 degrees 04 minutes 23 seconds East along the Northwesterly line of said Lot 12 a distance of 195.0 feet to the Northwest corner thereof; thence Southeasterly along the Northeasterly line of Lot 12 a distance of 232.03 feet as measured along the arc of a curve concave to the Southwest and having a radius of 3761.20 feet; thence South 28 degrees 36 minutes 27.5 seconds West a distance of 195.0 feet to a point on the Southwesterly line of Lot 12; thence Northwesterly along the Southwesterly line of Lot 12 a distance of 220.0 feet as measured along the arc of a curve concave to the Southwest and having a radius of 3566.20 feet to a point of beginning, all in the Sherwood Forest 18th Addition to the Town of Schererville, as per plat thereof, recorded in the Plat Book 47, Page 152, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1806 ROBINHOOD BLVD SCHERERVILLE IN 46375 & 321 US 30 SCHERERVILLE IN 46375

for and in consideration of the payment of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

GRANTOR hereby grants and conveys to GRANTEE, a perpetual easement solely for the purpose of ingress and egress on the real estate described in Exhibit "A". Exhibit "A" defines the location of the Easement Area.

The GRANTEES shall have the right, to enter along, over and upon the Easement Area. This agreement shall run with the land.

The GRANTOR covenants for GRANTOR, GRANTOR'S GRANTEES, heirs, personal representatives, successors, and assigns, that GRANTOR shall not: (1) erect or maintain any building or other structure or obstruction on or over the Easement Area granted herein, and gives the GRANTEE the right to remove any such obstruction, or (2) grant additional Easements over, across or on the Easement Area except by express written permission from the GRANTEE, in accordance with the terms thereof, which permission, when in writing shall run with the Real Estate.

Full right and authority is hereby granted unto the GRANTEE, its successors and assigns, to assign or convey to another or others, the GRANTEE'S rights under this Easement.

FILED

SEP 18 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

28849

\$25100

DR

cc

The GRANTOR hereby covenants that GRANTOR is the owner in fee simple of the above described real estate, is lawfully seized thereof, and has good right to grant and convey the foregoing Easement herein. The GRANTOR further guarantees the quiet possession hereof, except for easements, restrictions, conditions, and covenants of record and shall warrant and defend GRANTEE'S title to the permanent Easement against all lawful claims, except for easements, restrictions, conditions, and covenants of record.

This Agreement for Easement shall be binding upon GRANTOR, GRANTOR'S heirs, personal representatives, successors and assigns, and upon all other parties claiming by, through or under GRANTOR, and the same shall insure to the benefit of the GRANTEE herein, and its successors and assigns.

The parties agree that the cost of maintenance of the Easement Area will be shared by the parties or their heirs, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, the Grantors hereto have duly executed this Agreement for Easement this 18th day of September 2019.

INDIANA LAND TRUST COMPANY *F/K/A*

GRANTOR: **Lake County Trust Company** as Trustee of Trust No. 0127 also known as Trust No. 53-0127 dated September 11, 1978

By:

Signature

[Handwritten Signature]

MIHAELA RAICU

Printed Name

TRUST OFFICER

Title

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
STOP

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee, in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, on this 18TH day of SEPTEMBER 2019 personally appeared MIHAELA RAICU who acknowledged the execution of the foregoing Agreement for Easement as its voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed my official seal.

My Commission Expires 3 1/8 2027 Notary Public, Resident of Lake County, IN

OLA MAE CAULEY-JOHNSON
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0719258
My Commission Expires March 18, 2027

Instrument prepared by William J. Emerson, Jr., Attorney at Law

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. William J. Emerson, Jr., Attorney at Law

Exhibit "A"

Situated in Lot 12, in Sherwood Forest 18th Addition to the Town of Schererville, as shown in Plat Book 47 page 152, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Northeast corner of said Lot 12; thence South 32°21'27" West along the Easterly line of said Lot 12, 156.00 feet to the Point of Beginning; thence North 58°54'00" West, 100.00 feet; thence North 22°24'13" West, 16.79 feet; thence North 32°21'24" East, 130.00 feet; thence North 60°15'00" West, 116.91 feet, to the East line of the West half of said Lot 12; thence South 28°36'31" West along said line, 30.01 feet; thence South 60°15'00" East 84.92 feet; thence South 32°21'24" West, 118.49 feet; thence North 61°15'00" West, 77.16 feet to the East line; thence South 28°36'31" West along said line, 20.00 feet; thence South 61°15'00" East, 69.59 feet; thence South 58°54'00" East, 150.00 feet, to the East line of said lot 12 and the Westerly right of way line of Robin Hoof Boulevard; thence a distance of 18.20 feet as measured along the Arc of a curve concave to the Southeast and having a radius of 252.35 feet; thence North 32°21'24" East, 11.81 feet to the Point of Beginning, all in the Town of Schererville, Lake County, Indiana.

