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2019-076048

2019 Nov 5

10:45 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

WARRANTY DEED

Grantee's Address: City of Crown Point
101 N. East St.
Crown Point, IN 46307

Project: 109th Ave & Broadway HSIP
Des. No.: 1601157
Parcel: 3
Page: 1 of 2

THIS INDENTURE WITNESSETH that Tech Admin. & C.M. Division Federal Credit Union f/k/a Maintenance Div. Federal Credit Union, the Grantor, of Lake County, State of Indiana, conveys and warrants to the City of Crown Point, Indiana, the Grantee, for and in consideration of the sum of Fifty-Six Thousand Two Hundred and 00/100 Dollars (\$56,200.00) 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 attached hereto as "Exhibit A" and depicted upon the Right of Way Parcel Plat attached hereto as "Exhibit B", both exhibits are incorporated herein by reference. This conveyance is subject to any and all easements, conditions and restrictions of record. The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors or any successors in title to the abutting lands of the Grantor, 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 and all successors and assigns.

The undersigned represents and warrants that he/she is a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to resolution of the board of directors of the Grantor or the shareholders of the Grantor or the by-laws of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he/she is therefore, fully authorized and empowered to convey to the City of Crown Point real estate of the Grantor, and that on the date of execution of said conveyance instruments he/she had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

The Grantor assumes and agrees to pay the 2018 payable 2019 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 City of Crown Point in the event of any non-payment.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 13th day of September, 2019.

NON-TAXABLE

Eugene R Novello
Signature

Eugene R Novello Pres & CEO
Printed Name and Title

NOV 05 2019 043823

JOHN E. PETALAS
LAKE COUNTY AUDITOR

N/C
AR

Project: 109th Ave & Broadway HSIP
Des. No.: 1601157
Parcel: 3
Page: 2 of 2

STATE OF INDIANA)

) SS:

COUNTY OF LAKE

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NOT PUBLIC
This Document is the property of
the Lake County Recorder!

Before me, a Notary Public in and for said State and County, personally appeared Eugene Novello, President of Tech Admin. & CM Division Federal Credit Union f/k/a Maintenance Div. Federal Credit Union, the Grantor 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.

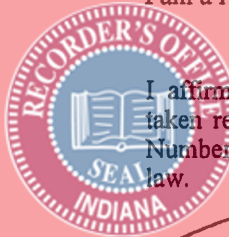
Witness my hand and Notarial Seal this 13th day of September, 2019.

Signature: Kathryn L. Horst

Printed Name: Kathryn L. Horst

My Commission expires: April 21, 2027

I am a resident of Lake County.



Interests in land acquired by
the City of Crown Point, Indiana
Grantee mailing address:
101 N. East Street,
Crown Point, IN 46307

I affirm under the penalties of perjury that I have
taken reasonable care to redact each Social Security
Number in this document, if any, unless required by
law.

[Signature]
This Instrument Prepared By:
Alexander Kutanovski
Attorney at Law
1504 N. Main Street
Crown Point, IN 46307
(219) 663-8480


EXHIBIT "A"

Project: 109th Avenue
Tax I.D.: 45-16-10-101-002.000-042

Parcel: 3
Sheet: 1 of 1

A part of the Northwest Quarter of Section 10, Township 34 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana, being a portion of the grantors' land described in Document 1976-374291 (all referenced documents are recorded in the Office of the Recorder of Lake County, Indiana), and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-Of-Way Parcel Plat marked Exhibit "B", more particularly described as follows: Commencing at the northwest corner of said Northwest Quarter, designated as point "24" on said Parcel Plat; thence North 89 degrees 57 minutes 46 seconds East (bearings based on the Location Control Route Survey Plat for this project, recorded as Document 2017-050252) 748.34 feet along the north line of said Northwest Quarter to the northeast corner of the 1.171-acre tract described in Document 2011-002137; thence South 71 degrees 15 minutes 12 seconds East 16.58 feet along the northeastern line of said 1.171-acre tract to the easternmost corner of said tract, and being the point of beginning; thence South 71 degrees 15 minutes 12 seconds East 151.79 feet along the northeastern line of the grantors' land to the point designated as "450" on said Parcel Plat; thence North 88 degrees 44 minutes 19 seconds West 361.10 feet to the point designated as "451" on said Parcel Plat; thence North 85 degrees 06 minutes 23 seconds West 140.35 feet to a southern line of said 1.171-acre tract, designated as point "452" on said Parcel Plat; thence South 89 degrees 11 minutes 24 seconds East 150.00 feet along said southern line to a southern corner of said 1.171-acre tract; thence North 80 degrees 00 minutes 45 seconds East 178.34 feet (178.41 feet per said Document 2011-002137) along a southern line of said 1.171-acre tract to a southern corner of said tract; thence North 89 degrees 54 minutes 39 seconds East 31.49 feet along a southern line of said 1.171-acre tract to the point of beginning and containing 0.237 acres, more or less.

Given this 16th day of April, 2018.



Randall A. Nick, P.S.
Registered Professional Land Surveyor
State of Indiana, Surveyor No. 20900163



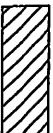
This description was prepared for the City of Crown Point by Butler, Fairman & Seufert, Inc.

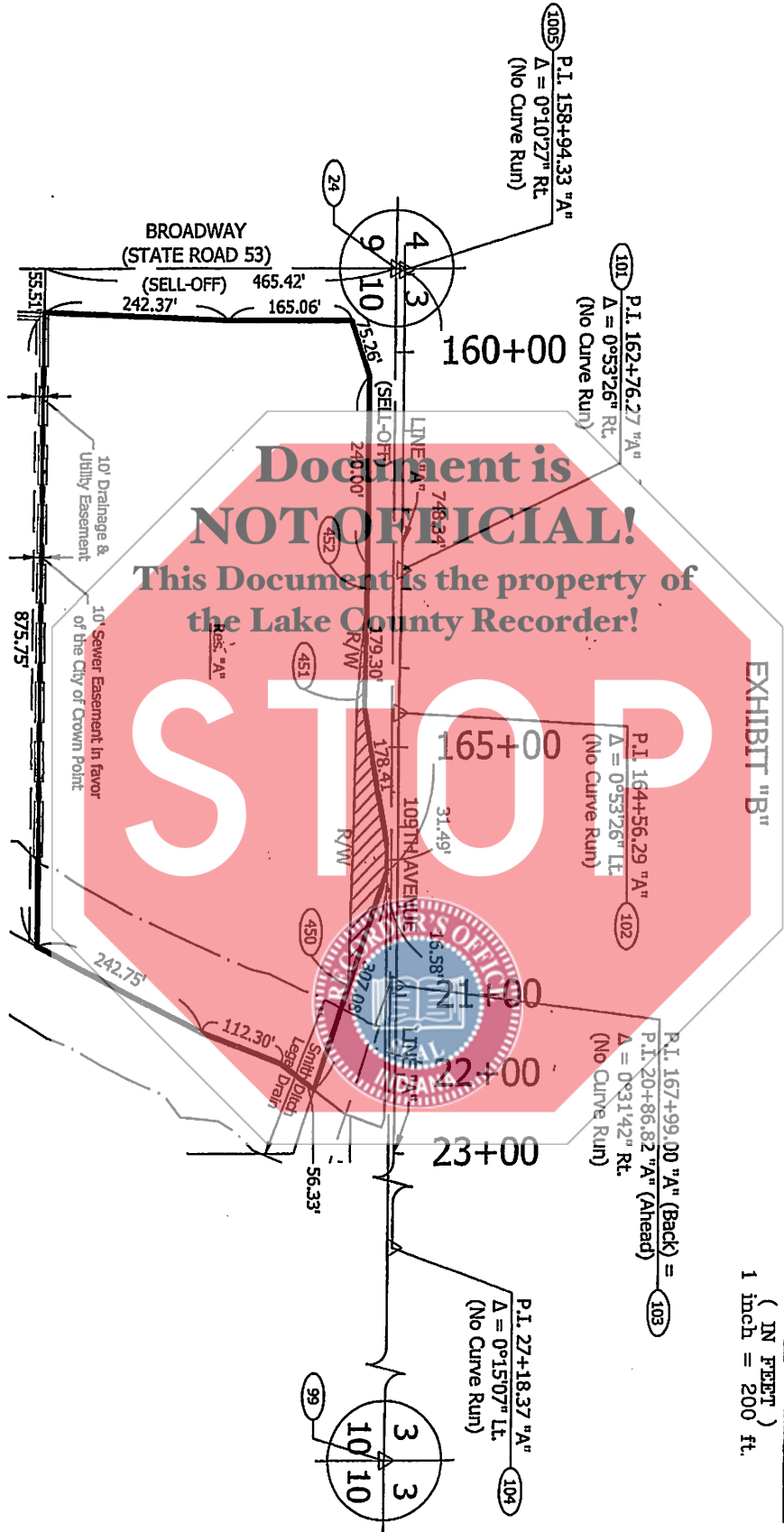
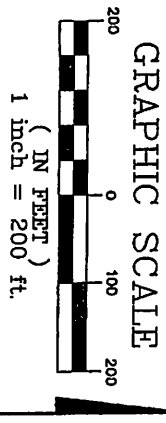
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PARCEL NO. : 3
 PROJECT NO. : 1601157
 ROAD NAME : 109TH AVE.
 COUNTY : LAKE
 SECTION : 10
 TOWNSHIP: 34 N.
 RANGE : 8 W.

OWNER: TECH ADMIN & C M DIVISION FEDERAL CREDIT UNION
 DOCUMENT NO.1976-374291, DATED 08/18/1976
 DOCUMENT NO.1980-590867, DATED 04/16/1980 (MERGER)
 DOCUMENT NO.2011-002137, DATED 05/27/2010 (SELL-OFF)

DRAWN BY: CVS 04/10/2018
 CHECKED BY: RAN 04/12/2018
 SCALE: 1"=200'
 SHEET 1 OF 2

 HATCHED AREA IS THE APPROXIMATE TAKING
 THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDERS OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.



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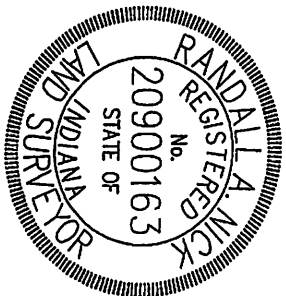
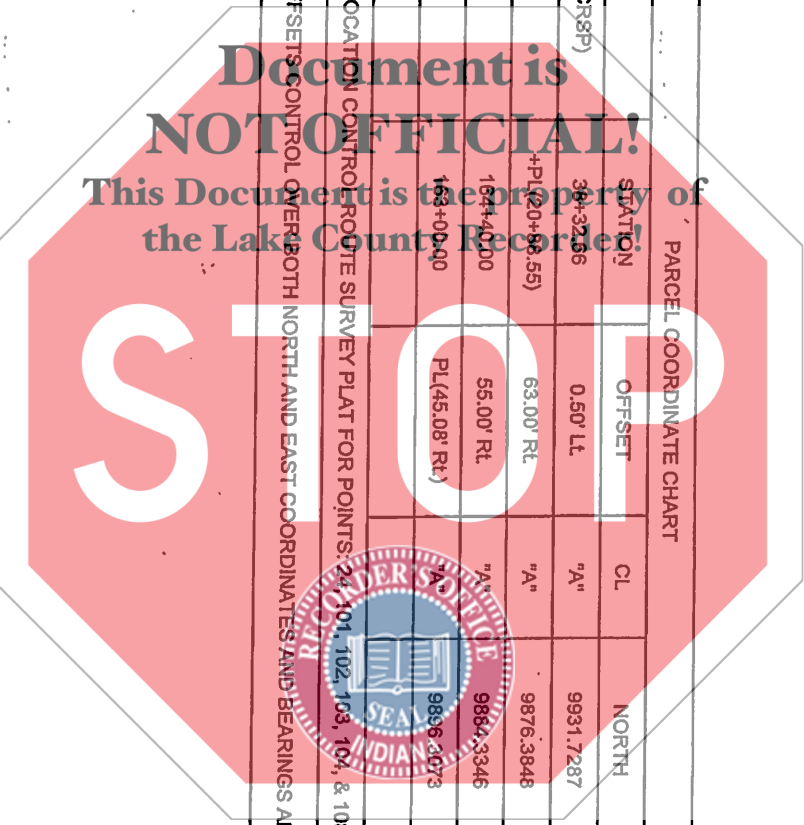
OWNER: TECH ADMIN & C M DIVISION FEDERAL CREDIT UNION

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDERS OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"

DRAWN BY: CVS 04/10/2018
 CHECKED BY: RAN 04/12/2018
 SHEET 2 OF 2

PARCEL COORDINATE CHART					
POINT	STATION	OFFSET	CL	NORTH	EAST
99 (Calculated Per LCRSSP)	38+32.66	0.50' Lt.	"A"	9931.7287	12337.7396
450	+PL(20+98.55)	63.00' RL	"A"	9876.3848	10593.1324
451	164+40.00	55.00' RL	"A"	9864.3346	10232.1217
452	163+00.00	PL(45.08' Rt)	"A"	9836.3073	10092.2820
SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 24, 101, 102, 103, 104, & 1005					
NOTE: STATIONS AND OFFSETS CONTROL OVERBOTH NORTH AND EAST COORDINATES AND BEARINGS AND DISTANCES.					



SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Document #2017-050252 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").

RIGHT-OF-WAY PARCEL PLAT

Prepared for - CROWN POINT BOARD OF PUBLIC WORKS AND SAFETY by Butler, Fairman and Seufert, Inc. (Job #5992.06)

Project = 5992 4/13/2018 4:26 PM CVS
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Randall A. Nick

Randall A. Nick
P.S. 20900163

04/16/2018

Date