

2020-010879

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

2020 Feb 13

8:58 AM

WARRANTY DEED

Form WD-1
Revised 05/2019

Project:	1602141
Code:	6516
Parcel:	8
Page:	1 of 3

THIS INDENTURE WITNESSETH, That TLC Properties, Inc., successor by mergers of Chancellor Media Whiteco Outdoor Corporation, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of One thousand and 00/100 Dollars (\$1,000.00) (of which said sum \$1,000.00 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.

The undersigned represents and warrants that he 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 corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

The Grantor warrants that no Gross Income Tax is due or payable as a result of this conveyance.

The grantor(s) assume(s) and agree(s) 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 State in the event of any non-payment.

040784

Interests in land acquired by the Indiana Department of Transportation
Grantee mailing address:
100 North Senate Avenue N601 RE
Indianapolis, Indiana 46204-2219
I.C. 8-23-7-31

DULY ENTERED FOR TAXATION
FINAL ACCEPTANCE FOR TRANSFER
NON-TAXABLE

FEB 12 2020

FEB 12 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NIC
AR

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Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 18TH day of November, 2019.

TLC Properties, Inc., successor by mergers to Chancellor Media Whiteco Outdoor Corporation

By [Signature] (Seal) _____ (Seal) _____
Signature Signature

Jeff P. Burton, VP/GM
Printed Name

Signature (Seal) _____ (Seal) _____

Printed Name

STATE OF INDIANA:
COUNTY OF LAKE:

Before me, a Notary Public in and for said State and County, personally appeared Jeff P. Burton, VP/GM of TLC Properties, Inc., successor by mergers to Chancellor Media Whiteco Outdoor Corporation 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 18TH day of NOVEMBER, 2019.

Signature [Signature]

Printed Name SHAWN MICHAEL PETTIT

My Commission expires OCT. 8, 2021

I am a resident of LAKE County.



SHAWN MICHAEL PETTIT
Notary Public - Seal
State of Indiana
Lake County
My Commission Expires Oct 8, 2021

Code: 6516

Page 3 of 3

Parcel: 8

This instrument was prepared by:

Michelle L. Kossmann
Deputy Attorney General
Attorney No. 22898-49
Office of the Attorney General
302 W. Washington Street, 5th Floor
Indianapolis, IN 46204-2770

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

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.


Michelle L. Kossmann

Grantee's Mailing Address:

Indiana Dept. of Transportation
Real Estate Division
100 North Senate Avenue, Room N642
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

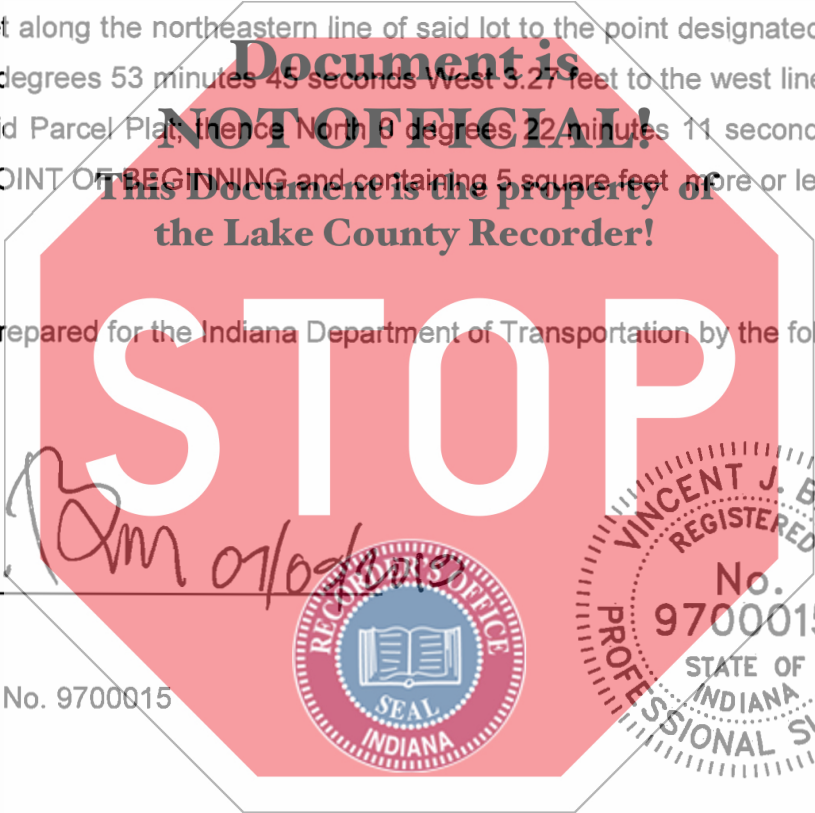


EXHIBIT "A"

Project: 1602141
Parcel: 8 Fee Simple
Tax ID No: 45-03-06-380-001.000-023
Form: WD-1

Sheet 1 of 1
Code: 6516

A part of Lot 1 in Robert's Estate Subdivision, located in Section 6, Township 37 North, Range 9 West, City of Hammond, Lake County, Indiana, the plat of which subdivision is recorded in Plat Book 2, Page 6 in the Office of the Recorder of said county, 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: BEGINNING at the northernmost corner of said lot; thence South 38 degrees 37 minutes 11 seconds East 5.00 feet along the northeastern line of said lot to the point designated "1002" on said Parcel Plat; thence North 73 degrees 53 minutes 45 seconds West 3.27 feet to the west line of said lot designated as point "1003" on said Parcel Plat; thence North 8 degrees 22 minutes 11 seconds East 3.00 feet along said west line to the POINT OF BEGINNING and containing 5 square feet more or less.



This description was prepared for the Indiana Department of Transportation by the following:

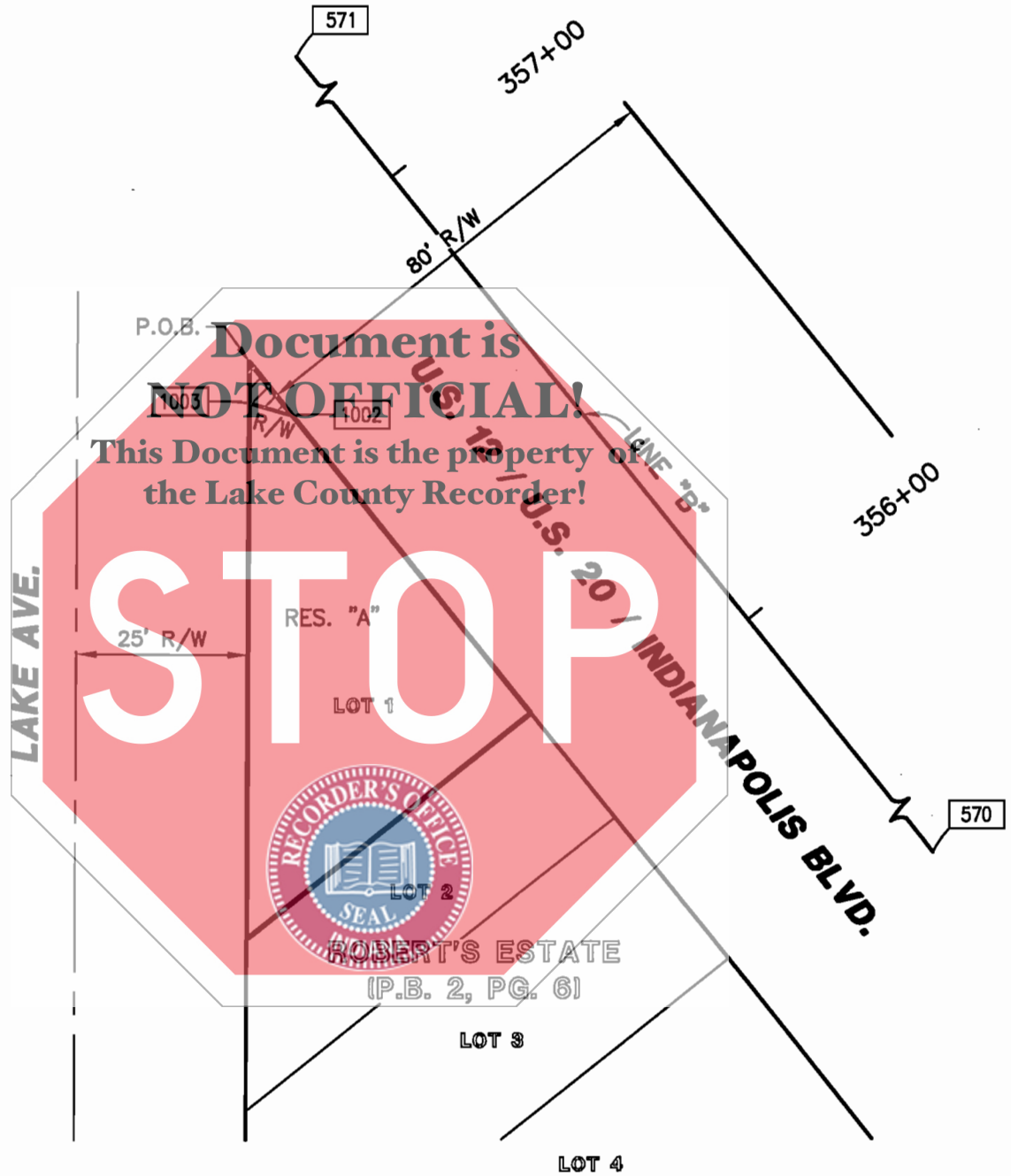
V.S. Engineering, Inc.
Vincent J. Barr, P.S.
Professional Surveyor No. 9700015
State of Indiana


RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation
by VS Engineering (Job #16-3619)



0 15' 30'
SCALE: 1" = 30'



PARCEL: 8	OWNER: CHANCELLOR MEDIA WHITECO OUTDOOR CORP.	DES. NO.: 1602141
CODE: 6516	 HATCHED AREA IS THE APPROXIMATE TAKING	DRAWN BY: G.L. SMITH 06/12/2019
PROJECT: 1602141		CHECKED BY: V.J. BARR 06/21/2019
COUNTY: LAKE	ROAD: U.S. 12 / U.S. 20 / INDIANAPOLIS BLVD. AND LAKE AVE.	
SECTION: 6	NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.	
TOWNSHIP: 37 N.	INST. No. 99016443, DATED 11/25/1998	
RANGE: 9 W.	TAX ID No. 45-03-06-380-001.000-023	
DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.		

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
1002	B	356+85.13	40.00'	Lt.	69,811.6677	70,046.7210
1003	B	356+87.79	41.89'	Lt.	69,812.5743	70,043.5809
570	SEE LOCATION CONTROL ROUTE SURVEY PLAT					
571						

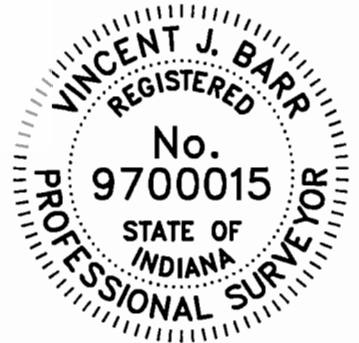
NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.



To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 2017064049 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").

Vincent J. Barr
 07/09/2019

VS ENGINEERING, INC.
 VINCENT J. BARR, P.S.
 PROFESSIONAL SURVEYOR No. 9700015
 STATE OF INDIANA



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