

After Recording Return To:

Northern Indiana Commuter
Transportation District
Attn: Michael Noland
33 East U.S. Highway 12
Chesterton, IN 46304

2020-011102

2020 Feb 13

1:28 PM

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

Space Above This Line for Recorder's Use

WARRANTY DEED

Document is

NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **RENE VALENZUELA CHAVEZ** and **ALEJANDRA VALENZUELA**, husband & wife, of Lake County, Indiana (hereinafter known as "GRANTORS"), convey and warrant to the **NORTHERN INDIANA COMMUTER TRANSPORTATION DISTRICT**, an Indiana municipal corporation (hereinafter known as "GRANTEE"), all right, title, interest in and to the following described real estate located in Lake County, Indiana to-wit:

THE EAST 76 FEET OF LOT 14 AND THE EAST 76 OF THE NORTH 35 FEET OF LOT 15 IN BLOCK 4 IN NORTH SIDE ADDITION TO THE TOWN OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TOGETHER WITH all the rights, privileges, tenements, appurtenances and improvements in anyway pertaining to or belonging to said Real Estate, and subject to all existing taxes, easements and restrictions of record associated therewith.

PROPERTY ADDRESS/LOCATION: 262 Hanover St., Hammond, IN 46327

PARCEL TAX ID#: 45-02-25-331-019.000-023

GRANTEE'S ADDRESS FOR TAX MAILING PURPOSES: 33 East U.S. Highway 12, Chesterton, IN 46304

050873

NON-TAXABLE

FEB 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
LL
AA

IN WITNESS WHEREOF, said Grantors have executed and delivered this Warranty Deed under seal this 13th day of February, 2020.

Rene Valenzuela Chavez
Grantor's Signature

Alejandra Valenzuela
Grantor's Signature

Rene Valenzuela
Grantor's Name

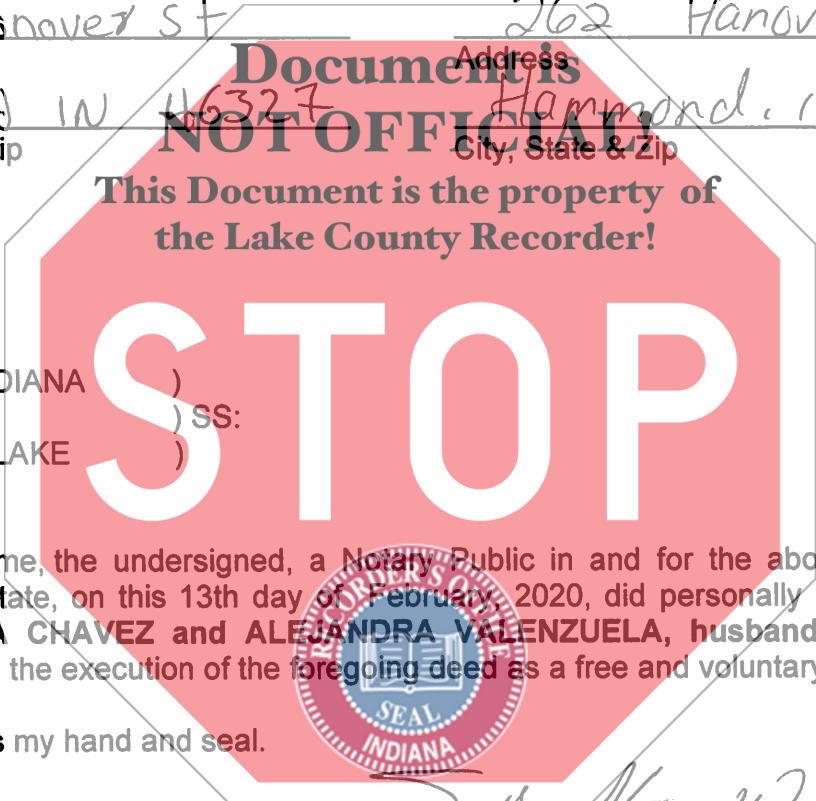
Alejandra Valenzuela
Grantor's Name

262 Hanover St
Address

262 Hanover St
Address

Hammond IN 46327
City, State & Zip

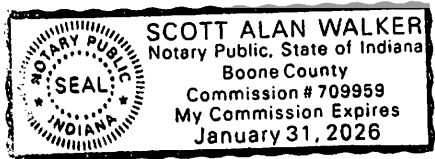
Hammond, IN 46327
City, State & Zip



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for the above-referenced County and State, on this 13th day of February, 2020, did personally appear **RENE VALENZUELA CHAVEZ** and **ALEJANDRA VALENZUELA**, husband & wife, and acknowledged the execution of the foregoing deed as a free and voluntary act.

Witness my hand and seal.



Scott Alan Walker
Notary Public

Scott Alan Walker
Printed Name

My Commission Expires: 1/31/26

I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number associated with this document, unless otherwise required by law.

/s/ L. Charles Lukmann, III – Attorney

This instrument prepared by:

L. Charles Lukmann, III
HARRIS WELSH & LUKMANN
107 Broadway
Chesterton, IN 46304
Telephone (219) 926-2114



EXHIBIT "A"

Project: NICTD – West Lake Corridor
Parcel: 100
Key #: 45-02-25-331-019.000-023

Sheet 1 of 1

The East 76 feet of Lot 14 and the East 76 feet of the North 35 feet of Lot 15 in Block 4 in North Side Addition to the Town of Hammond, as per plat thereof, recorded in Plat Book 1, Page 77, in the Office of the recorder of Lake County, Indiana.

This description was prepared for the Northern Indiana Commuter Transportation District by Beam, Longest and Neff, L.L.C.

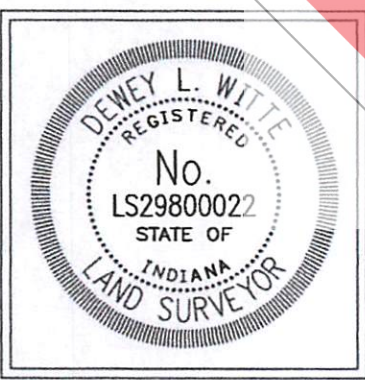
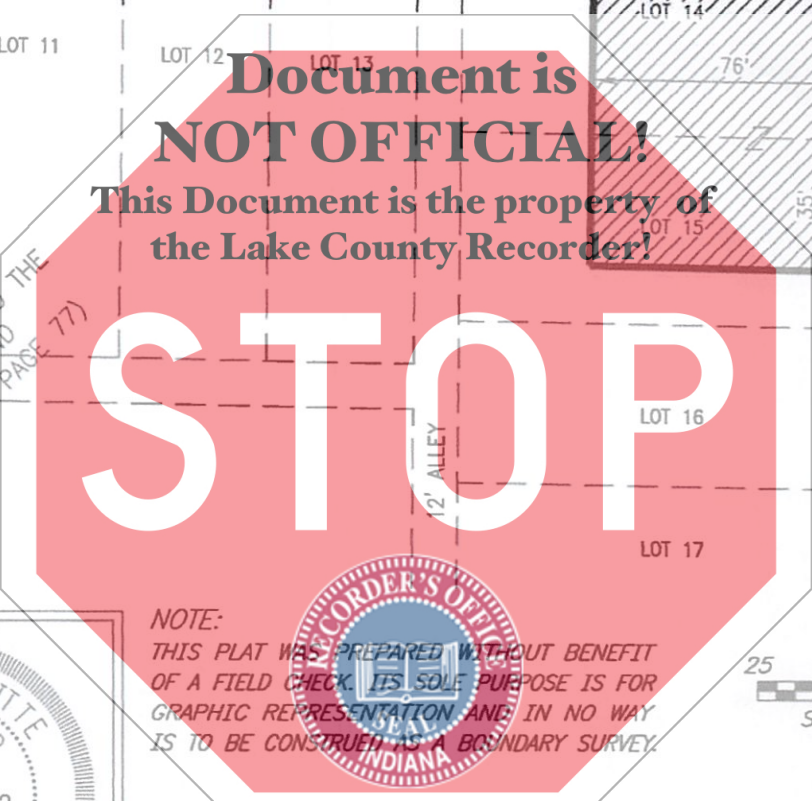
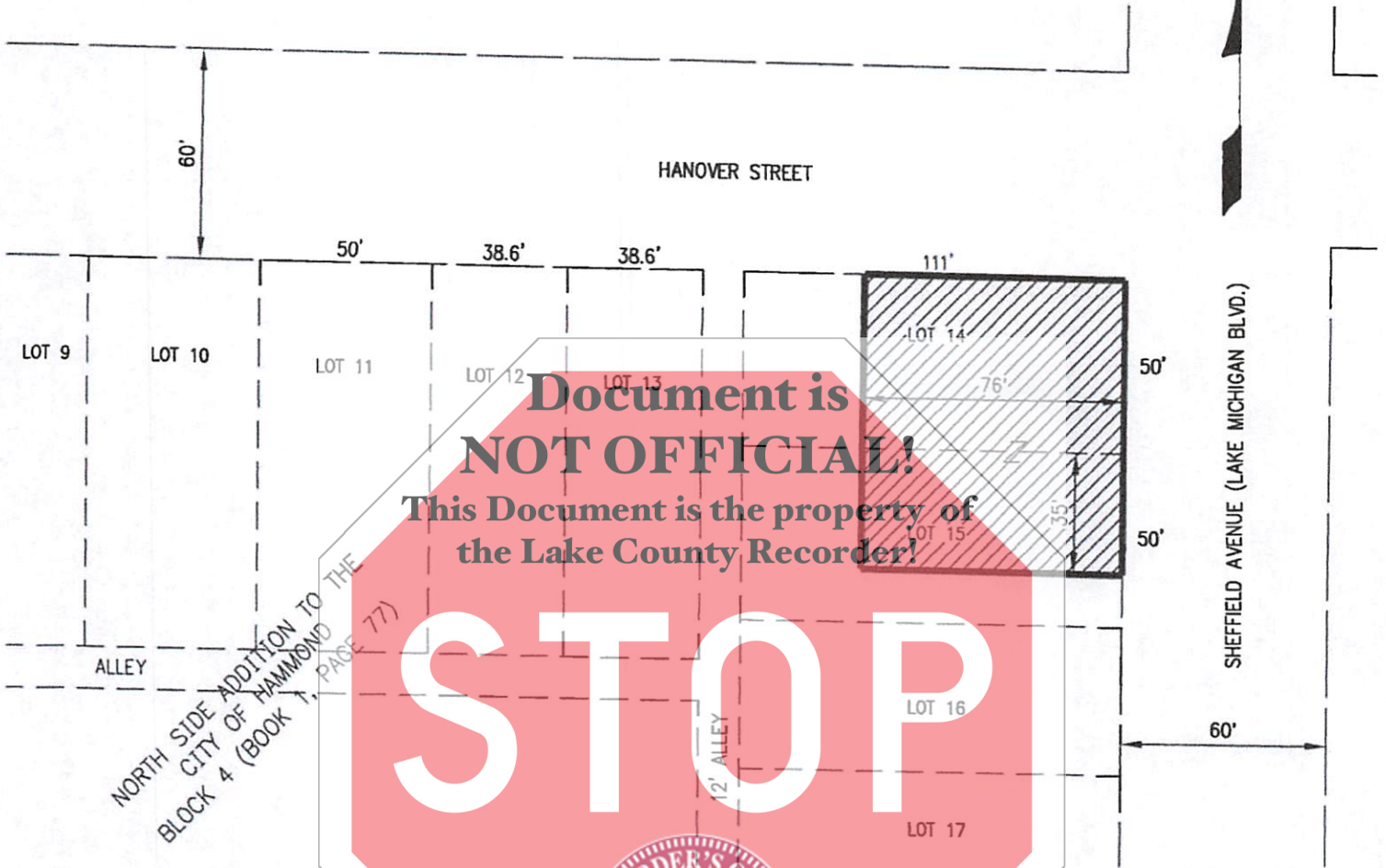
Dewey L. Witte
Dewey L. Witte
Indiana Registered Land Surveyor
License Number LS29800022



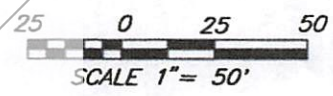
EXHIBIT "B" PARCEL PLAT

SHEET 1 OF 1

Prepared for the Northern Indiana Commuter Transportation District
by Beam, Longest & Neff L.L.C. (Job #180110)



NOTE:
THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A FIELD CHECK. ITS SOLE PURPOSE IS FOR GRAPHIC REPRESENTATION AND IN NO WAY IS TO BE CONSTRUED AS A BOUNDARY SURVEY.



Dewey L. Witte 02/09/2019
Dewey L. Witte Date
Registered Land Surveyor No. LS29800022
State of Indiana

BLN
BEAM-LONGEST-NEFF
8320 Craig St. Indianapolis, Indiana 46250
Telephone: (317) 849-5832
www.b-l-n.com

PROPOSED TOTAL TAKE	
<p>OWNER: CHAVEZ, RENE VALENZUELA ET UX.</p> <p>PROJECT: NICTD - WEST LAKE CORRIDOR</p> <p>PARCEL: 100</p> <p>TAX ID #: 45-02-25-331-019.000-023</p> <p>SECTION: 25</p> <p>TOWNSHIP: 37 N.</p> <p>RANGE: 10 W.</p> <p>COUNTY: LAKE</p>	<p>DRAWN BY: M.A. BLOSWICK 01-29-2019</p> <p>CHECKED BY: D.L. WITTE 02-09-2019</p> <p style="text-align: center;">INSTRUMENT #2018-006976, DATED 01-29-2018</p> <p style="text-align: center;"><i>Dimensions shown are from the above listed Record Documents.</i></p>