

2020-028290

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

2020 May 21 10:37 AM

SPECIAL WARRANTY DEED

TAX I.D. NO.: 45-03-22-103-005.000-024 (LOTS 1 TO 10), 45-03-22-103-008.000-024 (LOTS 11 TO 14), 45-03-22-103-010.000-024 (LOTS 15-17), 45-03-22-103-017.000-024 (LOTS 42 TO 47), 45-03-22-103-013.000-024 (LOTS 48 & 49) AND 45-03-22-103-021.000-024 (LOTS 28 TO 41)

THIS DEED made this 1ST day of May, 2020 between CITY OF EAST CHICAGO DEPARTMENT OF REDEVELOPMENT, organized and existing under the laws of the State of INDIANA, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to MICHAEL J. UREMOVICH, of WILL COUNTY, ILLINOIS, the following described real estate in LAKE County, in the State of INDIANA, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

Commonly known as: 3449 - 53 WATLING STREET, EAST CHICAGO, INDIANA 46312
3459 - 65 WATLING STREET, EAST CHICAGO, INDIANA 46312
3469 WATLING, EAST CHICAGO, INDIANA 46312
3448 - 50 MICHIGAN AVENUE, EAST CHICAGO, INDIANA 46312
3440 - 38 MICHIGAN AVENUE, EAST CHICAGO, INDIANA 46312
3458 - 68 MICHIGAN AVENUE, EAST CHICAGO, INDIANA 46312

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND ZONING LAWS OF RECORD.

The undersigned persons executing this Deed on behalf of the Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered by proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that the Grantor is a corporation in good standing and has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS HEREOF, Grantor has caused this Deed to be executed this 1 day of May, 2020.

CITY OF EAST CHICAGO DEPARTMENT OF REDEVELOPMENT

By: Frank Rivera
FRANK RIVERA, EXECUTIVE DIRECTOR

STATE OF IN, COUNTY OF LAKE SS:

Before me, a Notary Public in and for said County and State, personally appeared FRANK RIVERA, EXECUTIVE DIRECTOR, of CITY OF EAST CHICAGO DEPARTMENT OF REDEVELOPMENT, and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 1 day of May, 2020.

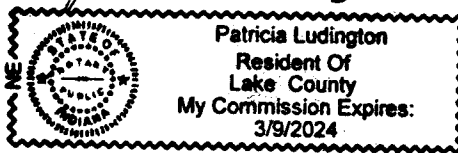
Commission Number: 681586

My Commission expires: 3/9/24

Resident of LAKE County

Commission Number: 681586

Signature Patricia Ludington
Printed Patricia Ludington, Notary Public



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

041859

MAY 20 2020

This instrument was prepared by:
LAKE COUNTY AUDITOR

NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. BOX 980, Cedar Lake, IN 46303

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEE

GRANTEE STREET OR RURAL ROUTE ADDRESS: 16701 W. SWEEDLER ROAD, MANHATTAN, ILLINOIS 60442

SEND TAX BILLS TO: GRANTEE

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 Patricia Ludington

Patricia Ludington
Typed Name

\$ 25.00

COMMUNITY TITLE COMPANY
FILE NO. L2018259

CK12245

MB

EXHIBIT "A"

45-03-22-103-005.000-024 (LOTS 1 TO 10), 45-03-22-103-008.000-024 (LOTS 11 TO 14), 45-03-22-103-010.000-024 (LOTS 15-17), 45-03-22-103-017.000-024 (LOTS 42 TO 47), 45-03-22-103-013.000-024 (LOTS 48 & 49) AND 45-03-22-103-021.000-024 (LOTS 28 TO 41)

CITY OF EAST CHICAGO DEPARTMENT OF REDEVELOPMENT/UREMOVICH

PARCEL 1:

LOTS 1 THROUGH 10 IN BLOCK 71 IN INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5 PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

LOTS 11 THROUGH 17 IN BLOCK 71 IN INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5 PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3:

LOTS 42 THROUGH 49 IN BLOCK 71 IN INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5 PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 4:

THAT PART OF LOT 28 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWEST LINE OF MICHIGAN AVENUE AND THE SOUTHWEST LINE OF LOT 29; THENCE NORTHWEST ALONG SAID SOUTHWEST LOT LINE 120 FEET TO THE SOUTHEAST LINE OF THE NORTHEAST AND SOUTHEAST ALLEY IN BLOCK 71; THENCE SOUTHWEST ALONG SAID ALLEY LINE 15.21 FEET; THENCE SOUTHERLY 120.7 FEET TO INTERSECT THE NORTHWEST LINE OF MICHIGAN AVENUE AT A POINT 0.94 FEET SOUTHWEST OF THE SOUTHWEST LINE OF LOT 29, IN SAID BLOCK 71, THENCE NORTHEAST 0.94 FEET TO THE POINT OF BEGINNING, AND LOTS 29 TO 39, BOTH INCLUSIVE AND THAT PART OF LOT 40 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF MICHIGAN AVENUE AND THE SOUTHWESTERLY LINE OF SAID LOT 40; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID MICHIGAN AVENUE 3 INCHES OF SAID LOT 40 A DISTANCE OF 40 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF SAID MICHIGAN AVENUE, A DISTANCE OF 3 INCHES TO THE SOUTHWESTERLY LINE OF SAID LOT 40; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 40, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 71, INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 5, PAGE 9, IN LAKE COUNTY, INDIANA.

ALSO

LOT 40, BLOCK 71, ORIGINAL TOWN OF INDIANA HARBOR, IN THE CITY OF EAST CHICAGO INDIANA. EXCEPT A STRIP 3 INCHES IN WIDTH, BEGINNING ON THE STREET LINE AND RUNNING TO A DEPTH OF 40 FT ON THE SOUTHWEST END OF LOT 40.

ALSO

LOT 41, BLOCK 71, INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 5, PAGE 9, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM

A PART OF LOTS 28, 29, 30, AND 31 IN BLOCK 71 IN INDIANA HARBOR SUBDIVISION, AN ADDITION TO THE CITY OF EAST CHICAGO, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 5, PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHEASTERN LINE OF SAID LOT 31 NORTH 46 DEGREES 19 MINUTES 29 SECONDS EAST 2.46 FEET FROM THE SOUTH CORNER OF SAID LOT 31; THENCE SOUTH 46 DEGREES 19 MINUTES 29 SECONDS WEST 53.40 FEET ALONG THE SOUTHEASTERN LINE OF SAID LOTS 28, 29, 30, AND 31 TO THE NORTHEASTERN BOUNDARY OF DICKEY PLACE; THENCE NORTH 50 DEGREES 27 MINUTES 58 SECONDS WEST 44.99 FEET ALONG THE BOUNDARY OF SAID DICKEY PLACE; THENCE SOUTH 68 DEGREES 43 MINUTES 09 SECONDS EAST 38.27 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 33 SECONDS EAST 43.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 937 SQUARE FEET, MORE OR LESS.