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2020-081261

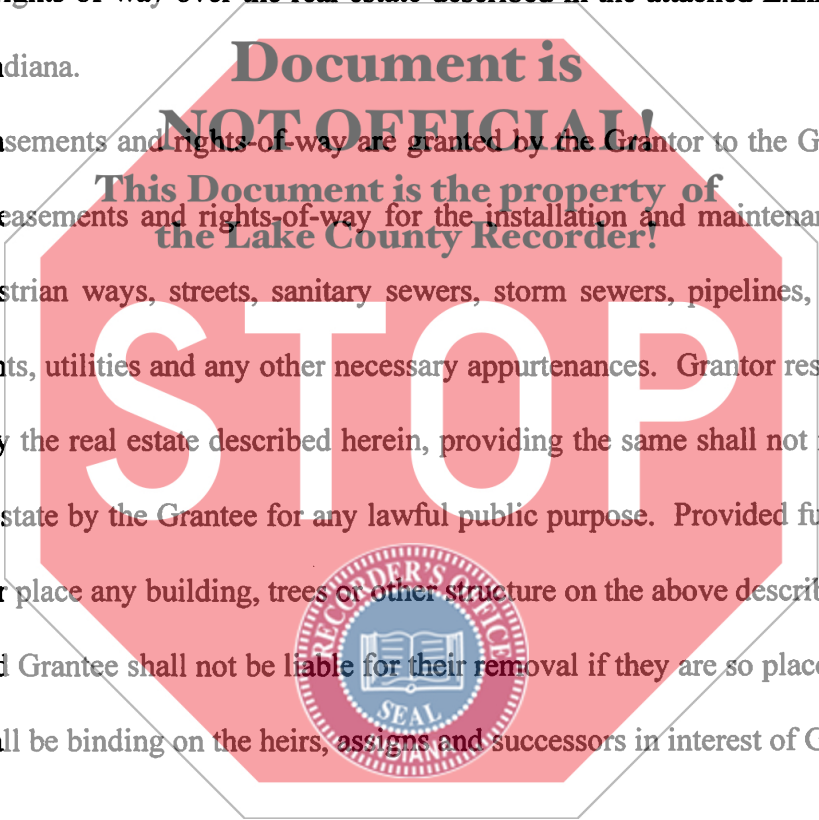
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2020 Nov 6 11:58 AM

GRANT OF EASEMENT

THIS INDENTURE WITNESSETH that Dennis W. and Kathleen L. Karko, Husband and Wife, herein referred to as "Grantor", does hereby grant and convey to the Town of Lowell, Indiana, an Indiana municipal corporation, of Lake County, Indiana, herein referred to as "Grantee", easements and rights-of-way over the real estate described in the attached Exhibit A, situated in Lake County, Indiana.

These easements and rights-of-way are granted by the Grantor to the Grantee for use by Grantee of the easements and rights-of-way for the installation and maintenance of highways, roadways, pedestrian ways, streets, sanitary sewers, storm sewers, pipelines, fire lanes, water mains, streetlights, utilities and any other necessary appurtenances. Grantor reserves the right to utilize and enjoy the real estate described herein, providing the same shall not interfere with the use of the real estate by the Grantee for any lawful public purpose. Provided further the Grantor shall not erect or place any building, trees or other structure on the above described easement and right-of-way and Grantee shall not be liable for their removal if they are so placed. These Grants of Easement shall be binding on the heirs, assigns and successors in interest of Grantor.



CROSS – REFERENCE. In accordance with Ind. Code § 32 – 23 – 2 – 5 (a), the easement and right-of-way described herein burdens real estate acquired by Grantor by Warranty Deed dated May 30, 2006 and recorded in the Office of the Recorder of Lake County, Indiana, as Instrument No. 2006-048559 on June 7, 2006, 2012. Parcel commonly known as 1502 Harrison Street, Lowell, Indiana.

FILED

NOV 06 2020

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

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AM

IN WITNESS WHEREOF, Grantor has executed this Grant of Easement this 14th day of October, 2020.

Dennis W. Karko
Dennis W. Karko

Kathleen L. Karko
Kathleen L. Karko

STATE OF INDIANA)

COUNTY OF LAKE)

Document is NOT OFFICIAL!

Before me, the undersigned, a Notary Public, in and for said County and State, this 14th day of October, 2020, personally appeared Dennis w. and Kathleen L. Karko, and acknowledged the execution of the foregoing Grant of Easement.



CRAIG HENDRIX
Notary Public, State of Indiana
Porter County
Commission #688132
My Commission Expires 06/01/22

[Signature]
_____, Notary Public

My Commission Expires _____



A resident of _____ County

EXECUTED AND DELIVERED in my presence:

[Signature] [witness signature]

KEVIN A. GRAY [witness printed name]

STATE OF INDIANA

COUNTY OF LAKE

) SS:

Document is NOT OFFICIAL!

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of October, 2020, personally appeared Kevin Gear, being known to me to be the person who is subscribed as a witness to the foregoing instrument, who being duly sworn by me, disposes and says that the foregoing instrument was executed and delivered by Dennis W. and Kathleen L. Karko, in the above-name subscribing witnesses presence, and the above-name subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.



Witness my hand and Notarial Seal This 8th day of October, 2020

Craig Hendrix

[Notary Public's Signature]

_____ [Notary Public's Printed Name]

My Commission Expires: _____
 County of Residence: _____
 My Commission Number: _____

ACCEPTANCE

The foregoing Grant of Easement is hereby accepted by Grantee on the 26th day of October, 2020.

LOWELL TOWN COUNCIL, LOWELL,
INDIANA

BY: [Signature]
MICHAEL GRUSZKA, PRESIDENT

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

BY: [Signature]
CHRIS SALATAS

BY: [Signature]
JOHN YELKICH

BY: [Signature]
JOHN ALESSIA

BY: [Signature]
TODD ANGERMAN

[Signature]
Attest:
JUDITH WALTERS
CLERK-TREASURER OF THE
TOWN OF LOWELL, INDIANA

This instrument prepared by: David W. Westland, Attorney at Law
Westland & Bennett, P.C
2929 Carlson Drive
Hammond, IN 46323



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. David W. Westland

After recording, please return to: Town of Lowell
501 E. Main Street
Lowell, IN 46356

LEGAL DESCRIPTION – DRAINAGE AND UTILITY EASEMENT

THE NORTH 170.00 FEET OF THE WEST 20.00 FEET OF THE NORTH 3 ACRES OF THE FOLLOWING DESCRIBED PARCEL OF LAND PER WARRANTY DEED 2006-048559, RECORDED JUNE 7, 2006 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT 18 RODS EAST OF THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 80 RODS; THENCE WEST 18 RODS; THENCE NORTH 80 RODS; THENCE EAST 18 RODS TO THE POINT OF BEGINNING, IN THE TOWN OF LOWELL, IN LAKE COUNTY, INDIANA, EXCEPT THE WEST 50 FEET THEREOF, TAKEN BY LOWELL PUBLIC LIBRARY AS EVIDENCED BY CERTIFICATE RECORDED MAY 29, 1992 AS DOCUMENT NO. 923034465.



LEGAL DESCRIPTION – RIGHT OF WAY – KARKO PROPERTY

THE NORTH 10.00 FEET OF THE NORTH 3 ACRES OF THE FOLLOWING DESCRIBED PARCEL OF LAND PER WARRANTY DEED 2006-048559, RECORDED JUNE 7, 2006 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT 18 RODS EAST OF THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 80 RODS; THENCE WEST 18 RODS; THENCE NORTH 80 RODS; THENCE EAST 18 RODS TO THE POINT OF BEGINNING, IN THE TOWN OF LOWELL, IN LAKE COUNTY, INDIANA, EXCEPT THE WEST 50 FEET THEREOF, TAKEN BY LOWELL PUBLIC LIBRARY AS EVIDENCED BY CERTIFICATE RECORDED MAY 29, 1992 AS DOCUMENT NO. 923034465.

