

2020-089716

2020 Dec 8

11:00 AM

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

507020-11 (Do Not Type Above This Line - For Recording Purposes Only)

GRANT OF EASEMENT

This Grant of Temporary Easement (this "Temporary Easement") dated September 30, 2019, is made by Glenwood Manor Apartments, L.L.C., with an address of 295 E. 61st Avenue, Merrillville, Indiana 46410 its successors and assigns, hereinafter referred to as "Grantor" in favor of Comcast Cable Communications Management, LLC, with an address of 1500 McConnor Parkway Schaumburg, IL 60173, its successors and assigns, hereinafter referred to as "Grantee."

The Grantor and the Grantee are parties to a(n) Services Agreement dated September 30, 2019, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and, including, but not limited to, above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") commonly known as Glenwood Manor, located at 2034-74 Georgia Street 2034 - 2075 Carolina Street, 1537 - 2075 Virginia, 601 - 09 E. 19th, 604 - 16 E. 20th, Gary, IN 46407 in Lake County, State of Indiana described as follows:

LEGAL DESCRIPTION:

(See Attached)

The Grantor(s) agree(s) for itself and its successors and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Temporary Easement shall run for the term of the Services Agreement and any extensions or renewal thereof and for a period of 6 month(s) thereafter.



LEGAL DESCRIPTION

[see attached]

Real Estate in the County of Lake and State of Indiana, to wit:

PEGGY H. [unclear]
LAKE COUNTY

PARCEL 1: LOTS 10 TO 14, BOTH INCLUSIVE, BLOCK 2, AND LOTS 17 TO 22, BOTH INCLUSIVE, AND LOTS 24 TO 26, BOTH INCLUSIVE, BLOCK 7, MC KEY'S ADDITION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 6, PAGE 25, IN LAKE COUNTY, INDIANA.

Tax Identification Number 45-08-10-332-001.000-004; 45-08-10-328-004.000-004; 45-08-10-332-003.000-004

PARCEL 2: LOTS 15 TO 20, BOTH INCLUSIVE, BLOCK 2, AND LOTS 25 TO 28, BOTH INCLUSIVE, AND LOTS 34 TO 48, BOTH INCLUSIVE, BLOCK 7, GARY INVESTMENT COMPANY'S FIRST SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 6, PAGE 32, IN LAKE COUNTY, INDIANA.

Tax Identification Number 45-08-10-340-001.000-004; 45-08-10-378-009.000-004; 45-08-10-378-003.000-004; 45-08-10-378-002.000-004; 45-08-10-378-001.000-004

PARCEL 3: LOTS 1 TO 9, BOTH INCLUSIVE, AND LOTS 14 TO 18, BOTH INCLUSIVE, AND THAT PART OF VACATED ALLEY 7 EAST LYING BETWEEN LOTS 1 TO 5, BOTH INCLUSIVE, ON THE WEST AND LOTS 14 TO 18, BOTH INCLUSIVE, ON THE EAST, ALL IN BLOCK 3, JOHN GUNZENHAUSER'S FIRST SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 14, PAGE 23-1/2, IN LAKE COUNTY, INDIANA.

Tax Identification Number 45-08-10-382-001.000-004; 45-08-10-382-005.000-004; 45-08-10-382-006.000-004

PARCEL 4: LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 14 TO 18, BOTH INCLUSIVE, AND THAT PART OF VACATED ALLEY 8 EAST LYING BETWEEN LOTS 1 TO 3, BOTH INCLUSIVE, ON THE WEST AND LOTS 14 TO 18, BOTH INCLUSIVE, ON THE EAST, ALL IN BLOCK 4, JOHN GUNZENHAUSER'S FIRST SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 14, PAGE 23-1/2, IN LAKE COUNTY, INDIANA.

Tax Identification Number 45-08-10-383-005.000-004; 45-08-10-383-006.000-004

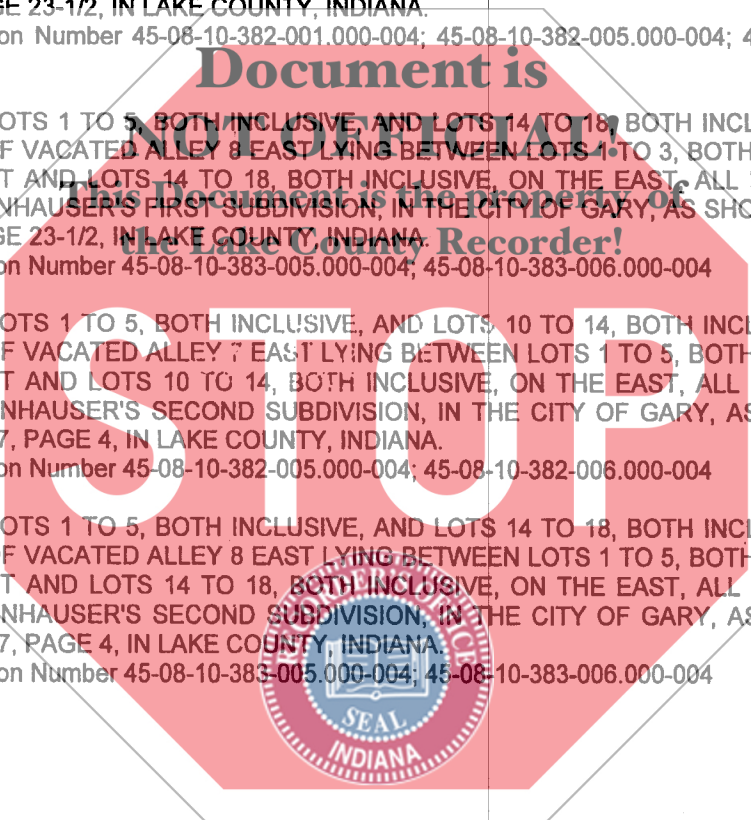
PARCEL 5: LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 10 TO 14, BOTH INCLUSIVE, AND THAT PART OF VACATED ALLEY 7 EAST LYING BETWEEN LOTS 1 TO 5, BOTH INCLUSIVE, ON THE WEST AND LOTS 10 TO 14, BOTH INCLUSIVE, ON THE EAST, ALL IN BLOCK 7, JOHN GUNZENHAUSER'S SECOND SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 17, PAGE 4, IN LAKE COUNTY, INDIANA.

Tax Identification Number 45-08-10-382-005.000-004; 45-08-10-382-006.000-004

PARCEL 6: LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 14 TO 18, BOTH INCLUSIVE, AND THAT PART OF VACATED ALLEY 8 EAST LYING BETWEEN LOTS 1 TO 5, BOTH INCLUSIVE, ON THE WEST AND LOTS 14 TO 18, BOTH INCLUSIVE, ON THE EAST, ALL IN BLOCK 8, JOHN GUNZENHAUSER'S SECOND SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 17, PAGE 4, IN LAKE COUNTY, INDIANA.

Tax Identification Number 45-08-10-383-005.000-004; 45-08-10-383-006.000-004

CHICAGO TITLE INSURANCE COMPANY



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