

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2022-012747

8:48 AM 2022 Apr 12

Mail tax bills to: Parcel No. 45-08-11-301-004.000-004

*1290 Waterside Lane  
Crown Point In.  
46302*

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That BRODERICK BENJAMIN, LLC, ("Grantors")

of LAKE County in the State of Indiana

CONVEY (S) AND WARRANT (S) TO LASTA TRANS INC., ("Grantee")

of LAKE County in the State of Indiana

in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2nd P.M., LYING NORTH OF THE NORTHERLY LINE OF THE MICHIGAN CENTRAL RAILROAD AND SOUTH OF THE SOUTHLINE OF 15TH AVENUE, EXCEPTING THE EAST 2100 FEET THEREOF; ALSO EXCEPTING THEREFROM BEGINNING AT A MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 11; THENCE SOUTH ALONG THE SECTION LINE, A DISTANCE OF 30 FEET; THENCE EAST AND PARALLEL TO THE CENTER LINE OF 15TH AVENUE, GARY INDIANA, A DISTANCE OF 378 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH AND PARALLEL TO THE SAID SECTION LINE, A DISTANCE OF 164 FEET, MORE OR LESS, WHICH LINE AS DRAWN HEREIN IS HEREINAFTER REFERRED TO AS THE WEST LINE OF ILLINOIS STREET; THENCE IN A CIRCULAR PATTERN WITH A RADIUS OF 60 FEET SOUTHWEST, SOUTH, SOUTHEAST, EAST, NORTHEAST, NORTH, AND NORTHWEST TO A POINT WHICH IS 164 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID 15TH AVENUE; THENCE WEST A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING, ALL IN GARY, LAKE COUNTY, INDIANA;

NORTHWEST INDIANA TITLE  
162 WASHINGTON STREET  
LOWELL, IN 46356  
219-696-0100

*26851*

DUTY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

APR 11 2022

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 25.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 4922  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK ll

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ALSO EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2nd P.M. A MORE DETAILED DESCRIPTION IS AS FOLLOWS, BEGINNING AT THE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 11, PART OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2nd P.M. DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF 15TH AVENUE (60 FEET IN WIDTH) AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE EAST ALONG THE SOUTH LINE OF 15TH AVENUE, 113.60 FEET; THENCE SOUTHERLY TO A POINT 175.0 FEET SOUTH OF THE SOUTH LINE OF 15TH AVENUE AND 112.24 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE WEST PARALLEL TO THE SOUTH LINE OF 15TH AVENUE, 112.24 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA. PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2nd P.M., DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF 15TH AVENUE (60 FEET IN WIDTH) AND 113.6 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, MEASURED ALONG SAID SOUTH LINE; THENCE EAST ALONG THE SOUTH LINE 15TH AVENUE, 89.4 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 175 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF 15TH AVENUE A DISTANCE OF 90.76 FEET; THENCE NORTHERLY 175 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 11, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. ALSO EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2nd PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE CENTER LINE OF 15TH AVENUE A DISTANCE OF 568.00 FEET; THENCE SOUTH WITH AN ANGLE OF 91 DEGREES 49 MINUTES, 30 SECONDS, A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING THENCE SOUTH AND PARALLEL WITH THE CENTER LINE OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST A DISTANCE OF 150 FEET; THENCE WEST AND PARALLEL

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WITH THE CENTER LINE OF 15TH AVENUE, A DISTANCE OF 140 FEET, THENCE NORTH, AND PARALLEL WITH THE CENTER LINE OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST A DISTANCE OF 150 FEET, THENCE EAST AND PARALLEL WITH THE CENTER LINE OF 15TH AVENUE, A DISTANCE OF 140 FEET TO THE SAID TRUE POINT OF BEGINNING, IN THE CITY OF GARY, LAKE COUNTY, INDIANA. BUT SUBJECT TO ALL MUNICIPAL AND ZONING ORDINANCES, RECORDED EASEMENTS, RESTRICTIONS AND BUILDING RESTRICTIONS OF RECORD. ALSO EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2nd P.M. DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF 15TH AVENUE (60 FEET IN WIDTH) AND 203 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, MEASURED ALONG SAID SOUTH LINE; THENCE EAST ALONG THE SOUTH LINE OF 15TH AVENUE 175 FEET TO THE WEST LINE OF ILLINOIS STREET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 11 AND ALONG THE WEST LINE OF ILLINOIS STREET A DISTANCE OF 150 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF 15TH AVENUE A DISTANCE OF 175 FEET; THENCE NORTH 150 FEET TO THE POINT OF COMMENCEMENT, IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

Commonly known as: 1601 E 15TH AVE, GARY IN, 46407

Grantee's address:

Subject to: Taxes for 2022 and subsequent years, building lines, covenants and restrictions.

IN WITNESS WHEREOF, Grantor has executed this deed this 04/04/22.

 member

BRODERICK BENJAMIN, LLC

By: Michael L. Thompson, Member

Lake County Recorder

