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06/28/2022 10:01 AM
TOTAL FEES: 25.00
BY: SP
PG #: 6

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

ASSIGNMENT OF INTEREST IN LAND CONTRACT

In consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the Assignor hereby assigns, transfers and sets over to **Hank Nyenhuis**, his successors and assigns, its interest in the following land contract, a memorandum of which is recorded in the Office of the Recorder of Lake County, Indiana:

That certain Land Contract executed on August 10, 2020 by **Crown Trading Inc** as Purchaser and **Daylsir Enterprises LLC** as Seller, a memorandum of which was recorded September 8, 2020 as Document Number 2020 061905, in the office of the Recorder of Lake County, Indiana.

The legal description of the real estate described in the Land Contract is as follows:

See Attached Exhibit A for Legal Description; more commonly known as 1401 - 1503 N. Main St., Crown Point, IN 46307

1. Rights of Assignee. The Assignor hereby specifically authorizes and directs **Crown Trading Inc** to make all payments due under the aforesaid Land Contract to **Hank Nyenhuis**; and hereby irrevocably authorizes and empowers **Hank Nyenhuis** as such assignee, to ask, demand, receive, receipt and give acquittance for any and all amounts which may be or become due or payable or remain unpaid at any time or times under and pursuant to the terms of the aforesaid Land Contract and in **Hank Nyenhuis's** discretion to take any action or proceedings either in its own name or in the name of the Assignor or otherwise which to **Hank Nyenhuis** may seem to be necessary or advisable in the premises.

2. Further Assurances. The Assignor further represents to and covenants and agrees with **Hank Nyenhuis** that it will at any time or from time to time, upon the written request of **Hank Nyenhuis**, execute and deliver such further documents and do such other acts and things as **Hank Nyenhuis** may specify for the purpose of further assurance, and of effecting the purposes of this assignment, and otherwise do any and all things and acts whatsoever which **Hank Nyenhuis** may request in order to perfect this assignment.

3. Benefit. The covenants of the Assignor herein set forth shall enure to the benefit not only of **Hank Nyenhuis** but of his successors and assigns.

4. Remedies Cumulative. The rights and remedies of **Hank Nyenhuis** hereunder are cumulative and are not in lieu of but are in addition to any other rights and remedies which **Hank Nyenhuis** may have under the provision of the Land Contract, or otherwise.

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LEGAL DESCRIPTION EXHIBIT "A"

PARCEL 1

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner; thence North 89° 08' 34" West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00° 05' 05" East, along said West Right of Way line, a distance of 582.69 feet; to the point of beginning; thence North 89° 54' 55" West, a distance of 227.68 feet; thence North 00° 05' 05" East, 297.68 feet West of and parallel to the East line of said Southwest Quarter, a distance of 212.78 feet; thence North 28° 42' 47" West, 49.50 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 279.68 feet; thence North 00° 05' 05" East, 432.32 feet West of and parallel to the East line of said Southwest Quarter, a distance of 102.76 feet; thence North 86° 58' 11" East to a point on the said West Right of Way line, a distance of 362.86 feet; thence South 00° 05' 05" West, along said West Right of Way line, a distance of 580.19 feet to the point of beginning, containing 3.707 acres, more or less, all in Lake County, Indiana.

EXCEPTING THEREFROM

A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 1055.57 feet; to the Point of Beginning; thence North 89 degrees 54 minutes 55 seconds West, 75.00 feet; along the Northern wall of the present Helix Building; thence North 00 degrees 05 minutes 05 seconds East, 33.00 feet; thence South 89 degrees 54 minutes 55 seconds East, 75.00 feet to the said West Right of Way line; thence South 00 degrees 05 minutes 05 seconds West along the said West Right of Way line 33.00 feet to the Point of Beginning. (Hereinafter referred to as Sign Real Estate.)

PARCEL 2

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner; thence North 89° 08' 34" West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00° 05' 05" East, along said West Right of Way line, a distance of 582.69 feet; thence North

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89° 54' 55" West, a distance of 227.68 feet to the point of beginning; thence North 28° 42' 47" West; 53.00 feet Southwesterly of and parallel to said Southwesterly Right of Way line, a distance of 310.93 feet; thence North 89° 08' 34" West, a distance of 331.30 feet; thence North 00° 05' 05" East, 778.73 feet West of and parallel to the East line of said Southwest Quarter, a distance of 466.61 feet; thence South 89° 12' 45" East, a distance of 247.46 feet; thence South 28° 42' 47" East, 99.00 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 205.46 feet; thence South 00° 05' 05" West, 432.86 feet West of and parallel to the East line of said Southwest Quarter, a distance of 102.76 feet; thence South 28° 42' 47" East, 49.50 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 279.50 feet; thence South 00° 05' 05" West, 279.68 feet West of and parallel to the East line of said Southwest Quarter, a distance of 212.78 feet to the point of beginning, containing 4.172 acres, more or less, all in Lake County, Indiana.

TOGETHER WITH

1. An easement over the following described real estate, to-wit:

A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 1055.57 feet; thence North 89 degrees 54 minutes 55 seconds West, 30.00 feet to the point of beginning; thence South 00 degrees 05 minutes 05 seconds West, 14.00 feet; thence North 89 degrees 54 minutes 55 seconds West, 45.00 feet; thence North 00 degrees 05 minutes 05 seconds East, 14.00 feet; thence South 89 degrees 54 minutes 55 seconds East 45.00 feet to the point of beginning.

For ingress and egress.

SUBJECT TO:

1. A visibility easement prohibiting vegetation or improvements that would obstruct the view of the advertising structure from the adjoining State Route #55 (Main Street) over the following 2 parcels of real estate, to-wit:
 - A. A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Center line of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 632.69 feet; to the point of Beginning; thence North 00 degrees 05 minutes 05 seconds East continuing

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along the said West Right of Way line 422.87 feet; thence North 89 degrees 54 minutes 55 seconds West, 30.00 feet; thence South 00 degrees 05 minutes 05 seconds West, 14.00 feet; thence North 89 degrees 54 minutes 55 seconds West, 45.00 feet; thence South 10 degrees 18 minutes 35 seconds East, 415.70 feet to the Point of Beginning.

- B. A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 1088.57 feet; to the Point of Beginning; thence North 00 degrees 05 minutes 05 seconds East continuing along the said West Right of Way line 74.31 feet more or less to the centerline of Beaver Dam Ditch; thence South 86 degrees 58 minutes 11 seconds West along the said centerline, 62.08 feet; thence South 10 degrees 28 minutes 44 seconds West, 72.12 feet; thence South 89 degrees 54 minutes 55 seconds East, 75.00 feet; to the Point of Beginning.

2. An easement for ingress and egress over the following described real estate, to-wit:

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, being more particularly described as follows: Commencing at the South Quarter corner of said Section 32; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 602.69 feet to the Point of Beginning; thence North 89 degrees 54 minutes 55 seconds West, a distance of 167.20 feet; thence South 00 degrees 05 minutes 05 seconds West, parallel with said West Right of Way line, a distance of 20.00 feet to a point on the Southwesterly Right of Way line of the Chicago and Erie Railroad; thence North 89 degrees 54 minutes 55 seconds West, a distance of 60.48 feet; thence North 00 degrees 05 minutes 05 seconds East parallel with said West Right of Way line, a distance of 50.00 feet; thence South 89 degrees 54 minutes 55 seconds East, a distance of 227.63 feet to said West Right of Way line; thence South 00 degrees 05 minutes 05 seconds West along said West Right of Way line, a distance of 30.00 feet to the Point of Beginning, containing 8,040 Square Feet, 0.18 acres, more or less, all in Lake County, Indiana.

- Both for the benefit of the following described real estate, to-wit:

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner of said Section 32; thence North

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89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 424.06 feet; thence North 89 degrees 54 minutes 55 seconds West, a distance of 160.00 feet; thence North 00 degrees 05 minutes 05 seconds East, parallel with said West Right of Way line, a distance of 35.51 feet to the Point of Beginning; thence North 28 degrees 42 minutes 47 seconds West, 53.00 feet Southwesterly of and parallel with said Southwesterly Right of Way line, a distance of 140.50 feet; thence South 89 degrees 54 minutes 55 seconds East, a distance of 60.48 feet to said Southwesterly Right of Way line; thence South 00 degrees 05 minutes 05 seconds West, a distance of 123.12 feet, to the Point of Beginning, containing 4,119 square feet, 0.09 acres, more or less, all in Lake County, Indiana.

More commonly known as:

1503 N. Main Street, Crown Point, IN 46307

1401 N. Main APPR ST., Crown Point, IN 46307

1493 N. Main APPR ST., Crown Point, IN 46307