

NOT AN OFFICIAL DOCUMENT

2023-03/13
03/13/2023 03:23 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Mar 03 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-906315
03/03/2023 01:33 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Grantee mailing
101 N. East Street
Crown Point, IN 46307

Parcel No.: 45-16-10-201-006.000-042

WARRANTY DEED

THIS INDENTURE WITNESSETH, ATUL KUMAR, Grantor, of Lake County, State of Indiana, Convey and Warrant to the **CITY OF CROWN POINT, INDIANA**, the Grantee, for and in consideration of the sum of Forty-Thousand and 00/100 Dollars (\$40,000.00) (of which said sum \$40,000.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

This conveyance is subject to the I-65 tunnel that is a part of or adjacent to the parcel be named as the "Lt.Col. K Kumar Wildlife Corridor" and that it be perpetually be dedicated for the purpose of providing a wildlife corridor across and under I-65 as a night time use, as well as a pedestrian and bicycle tunnel as a day time use. ** Jitendra

The Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantors and all successors and assigns.

**re-record to deed legal*

23-3843

HOLD FOR MERIDIAN TITLE CORP

No Sales Disclosure Needed
Mar 13 2023
By: JF
Office of the Lake County Assessor

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IN WITNESS WHEREOF, the said Grantors have executed this instrument this 2nd day of March, 2023.



Signature

Atul Kumar

Printed

STATE OF INDIANA

:
SS:
:

COUNTY OF LAKE

Before me, a Notary Public in and for said State and County, personally appeared Atul Kumar the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 2nd day of March, 2023.



Signature

Philip J. Ignarski

Printed Name:

My Commission expires: 6/26/30

I am a resident of Lake County.

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. *af*

This Instrument Prepared by: Alexander Kutanovski, Attorney at Law,
1504 N. Main Street, Crown Point, IN 46307



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EXHIBIT "A"

LEGAL DESCRIPTION:

That part of the North Half of the abandoned right of way of the Chicago and Erie Railroad Company, formerly the Chicago and Atlantic Railway Company, lying West of the East right of way line of Interstate 65 in the Northeast Quarter of Section 10, Township 34 North, Range 8 West of the Second Principal Meridian, as conveyed to said railroad as a right of way by a Deed recorded in Plat Book 32, Page 10 in the Office of the Recorder of Lake County, Indiana.

EXCEPT: That part deeded to the State of Indiana as recorded as Document No. 2012-021833 in the Office of the Recorder of Lake County, Indiana.

Recorder of Lake County Recorder