

# NOT AN OFFICIAL DOCUMENT

5

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-009668

11:05 AM 2023 Mar 31

## WARRANTY DEED

Tax Key No: 45-12-02-352-006.000-018

Project:	61 <sup>st</sup> Avenue & Marcella
Code:	N/A
Parcel:	7
Page:	1 of 2

**THIS INDENTURE WITNESSETH**, That 61<sup>st</sup> Hobart Property, LLC, an Illinois limited liability company, the Grantor(s) of Cook County, State of Illinois, Convey(s) and Warrant(s) to the **CITY OF HOBART, INDIANA** the Grantee, for and in consideration of the sum of One Hundred Eighteen Thousand Two Hundred Eighty Dollars (\$118,280.00) (of which said sum \$84,780.00 represents land and improvements acquired and \$33,500.00 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(s) attached hereto as Exhibit "A" which exhibit is incorporated herein by reference.

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

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), 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 Grantor(s) and all successors and assigns.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 real estate taxes and assessments on the above-described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

The undersigned represents and warrants that he is the Manager of the Grantor, that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to the Articles of Organization of the Grantor and the Operating Agreement of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the City of Hobart, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Interests in land acquired by the City of  
Hobart, IN  
Grantee mailing address:  
414 Main Street, Hobart, IN 46342  
I.C. 8-23-7-31

### NON-TAXABLE

MAR 31 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



\$2500  
✓ #078899

[Signature]

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Project: 61<sup>st</sup> Avenue & Marcella  
Code: N/A  
Parcel: 7  
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument  
this 19 day of Feb, 2023  
61<sup>ST</sup> HOBART PROPERTY, LLC, an Illinois limited liability company

Signature \_\_\_\_\_

Haresh Patel, Manager

Printed Name

STATE OF ILLINOIS

SS:

Official Seal  
Monika Pisz  
Notary Public State of Illinois  
My Commission Expires 7/10/2026

COUNTY OF COOK

Before me, a Notary Public in and for said State and County, personally appeared Haresh Patel, Manager of 61<sup>st</sup> Hobart Property, LLC, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 22 day of February, 2023.

Signature \_\_\_\_\_

Monika Pisz

Printed Name

MONIKA PISZ

My Commission expires

7/10/26

I am a resident of

Cook

County.

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Heather McCarthy.

This instrument prepared by: Heather McCarthy, Hobart City Attorney  
Heather McCarthy, City Law Department  
705 E 4<sup>th</sup> Street  
Hobart, IN 46342

Grantee's mailing and tax bill address:  
414 Main Street  
Hobart, IN 46342

Legal Description prepared by Butler, Fairman & Seufert, Inc

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## EXHIBIT "A"

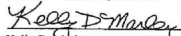
Sheet 1 of 1

Project: 1902707  
61st Ave. at Marcella Blvd.  
Parcel: 7 Fee  
Parcel ID: 45-12-02-352-006:000-018

A part of the East Half of the East Half of the West Half of the Southwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the southwest corner of said half-half-half-quarter-quarter section; thence North 00 degrees 11 minutes 29 seconds West (bearings based on the Location Control Route Survey Plat recorded in Instrument 2021-034177) 49.19 feet along the west line of said half-half-half-quarter-quarter section to the northern boundary of 61st Avenue; thence South 87 degrees 32 minutes 59 seconds East 47.32 feet along the boundary of said 61st Avenue to point "606" designated on said Parcel Plat; thence North 64 degrees 45 minutes 14 seconds East 93.61 feet to point "607" designated on said Parcel Plat; thence North 29 degrees 55 minutes 50 seconds East 43.91 feet to point "608" designated on said Parcel Plat; thence North 00 degrees 08 minutes 17 seconds West 122.00 feet to point "609" designated on said Parcel Plat; thence North 85 degrees 04 minutes 12 seconds East 11.71 feet to the east line of said half-half-half-quarter-quarter section and point "609" designated on said Parcel Plat; thence South 00 degrees 11 minutes 42 seconds East 250.03 feet along said east line to the southeast corner of said half-half-half-quarter-quarter section; thence North 89 degrees 21 minutes 11 seconds West 165.93 feet along the south line of said section to the point of beginning, and containing 0.307 acres, more or less, EXCEPTING THEREFROM the following-described real estate as described in Instrument 98036908: A part of the East Half of the East Half of the West Half of the Southwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 8 West, Lake County, Indiana, described as follows: Beginning on the west line of said half-half-half-quarter-quarter section North 0 degrees 09 minutes 41 seconds West 20.00 feet from the southwest corner of said half-half-half-quarter-quarter section, which point of beginning is on the north boundary of 61st Avenue; thence North 0 degrees 09 minutes 41 seconds West 29.19 feet along the west line of said half-half-half-quarter-quarter section; thence South 87 degrees 29 minutes 35 seconds East 166.06 feet to the east line of said half-half-half-quarter-quarter section; thence South 0 degrees 09 minutes 41 seconds East 23.97 feet along said east line to the north boundary of said 61st Avenue; thence North 89 degrees 17 minutes 47 seconds West 165.90 feet along the boundary of said 61st Avenue to the point of beginning and containing 0.101 acres, more or less, and containing after said exception 0.206 acres, more or less, inclusive of the presently existing right-of-way which contains 0.076 acres, more or less. All bearings in this description which are not quoted from previous instruments are based upon the bearing system of said Location Control Route Survey Plat recorded in Instrument 2021-034177.



This description was prepared for the  
City of Hobart, IN  
on the 29<sup>th</sup> day of April, 2022.

  
Kelly D. Marley  
Indiana Registered Land Surveyor  
License Number LS20400016



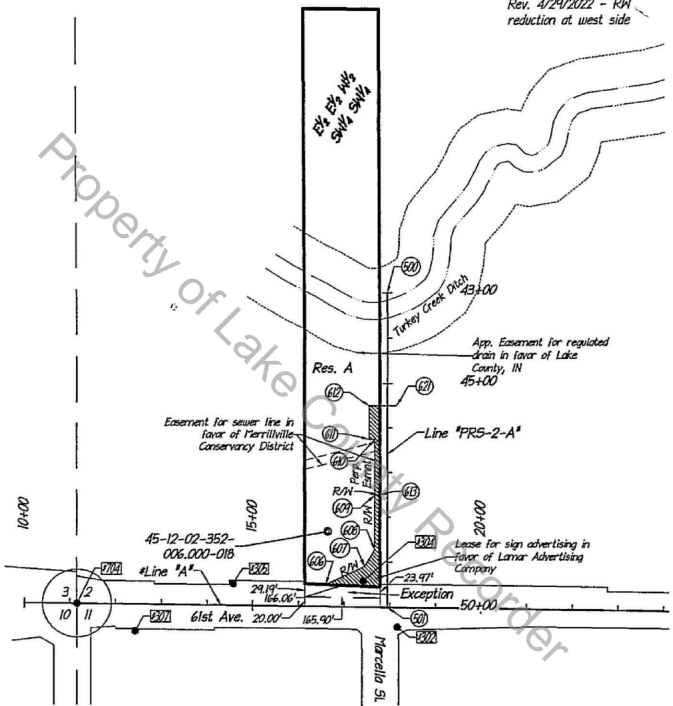
Rev. 4-20-2022

0' 50' 100' 200'  
SCALE 1" = 200'

## RIGHT-OF-WAY PARCEL PLAT

Prepared for the City of Hobart, IN  
by USI Consultants, Inc. (Job #2021-0245)

Rev. 4/29/2022 - RW  
reduction at west side



<b>PARCEL:</b> 7 <b>PROJECT:</b> 1902707 <b>ROAD:</b> 61st Ave. <b>COUNTY:</b> Lake <b>SECTION:</b> 2 <b>TOWNSHIP:</b> 35 N. <b>RANGE:</b> 8 W.	<b>OWNER:</b> 61ST HOBART PROPERTY, LLC	<b>DRAWN BY:</b> K.T. SOLLARS 11-10-2021 <b>CHECKED BY:</b> K.D. MARLEY 11-29-2021 <b>DES. NO.:</b> 1902707
<p><b>HATCHED AREA IS THE APPROXIMATE NET TAKING</b></p>		<b>INSTR. 2018063086, DATED 04-06-2018</b>
<p><small>DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS.</small></p>		

## RIGHT-OF-WAY PARCEL PLAT

Prepared for the City of Hobart, IN  
by USI Consultants, Inc. (Job #2021-0245)

Parcel Coordinate Chart (feet)					
Point	Line	Station	Offset	Northing	Easting
500	FRS-2-A	P.O.T. 43+00.00		412476.6599	810924.0049
501	FRS-2-A	P.O.T. 50+00.00		412276.6620	810925.6923
606	A	16+60.00	EXRN 48.35' LL	412326.6163	810793.8081
607	FRS-2-A	49+10.00	50.00' RL	412366.5412	810875.4755
608	FRS-2-A	43+72.00	28.00' RL	412404.5441	810847.3839
609	FRS-2-A	47+50.00	28.00' RL	412526.5937	810847.0848
610	FRS-2-A	44+25.00	28.00' RL	412651.5434	810846.7884
611	FRS-2-A	46+25.00	40.00' RL	412651.5645	810884.7885
612	FRS-2-A	45+50.00	40.00' RL	412726.5642	810884.6077
613	FRS-2-A	+E 47+49.02	E 16.33' RL	412627.6002	810908.7580
621	FRS-2-A	45+50.00	20.00' LL	412726.7089	810944.6075

Stations & offsets control over both north & east coordinates and bearings & distances For alignments and points designated "r" see the Location Control Route Survey recorded in Instrument 2021-034177

### SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument 2021-034177 in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").



*Kelly D. Marley*  
Kelly D. Marley Dated 4-29-2022  
Reg. Land Surveyor No. LS20400016  
State of Indiana

Rev. 4/29/2022 - RW  
reduction at west side

<b>PARCEL:</b> 7 <b>PROJECT:</b> 1902707 <b>ROAD:</b> 61st Ave. <b>COUNTY:</b> Lake <b>SECTION:</b> 2 <b>TOWNSHIP:</b> 35 N. <b>RANGE:</b> B W.	<b>OWNER:</b> 61ST HOBART PROPERTY, LLC	<b>DRAWN BY:</b> K.T. SOLLARS 11-10-2021 <b>CHECKED BY:</b> K.D. MARLEY 11-29-2021 <b>DES. NO.:</b> 1902707