

WARRANTY DEED

Tax Key No: 45-12-02-352-0007.000-018

Project: 61st Avenue & Marcella
Code: N/A
Parcel: 8
Page: 1 of 2

THIS INDENTURE WITNESSETH, That, PK Properties, LLC an Indiana limited liability company the Grantor(s) of Lake County, State of Indiana, Convey(s) and Warrant(s) to the **CITY OF HOBART, INDIANA** the Grantee, for and in consideration of the sum of Ten Dollars (\$10.00) 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 reversionary rights shall remain with the Grantor(s), or any successors in title to the Grantor's abutting lands in the event Grantee subsequently abandons and vacates a portion or all of any public right of way, roadway or roadway appurtenances established on the Real Estate in order to assure that the Grantor(s) and all successors and assigns always have ingress/egress to its Property from 61st Avenue. This acknowledgement and agreement is a covenant running with the and shall be binding upon the Grantee(s) and all successors and assigns.

The Grantor(s) assume(s) and agree(s) to pay the 2022 payable 2023 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 Granter; that the Granter 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 Granter has full company capacity to convey the real estate interest described; that pursuant to the Articles of Organization of the Granter and the Operating Agreement of the Granter he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the City of Hobart, Indiana real estate of the Granter, and that on the date of execution of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

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-028248
2:14 PM 2023 Oct 6

NON-TAXABLE

OCT 06 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
0683
KD

NOT AN OFFICIAL DOCUMENT

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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 18th day of September, 2023.

PK Properties, LLC an Indiana limited liability company


Signature

Phil Potocki, Manager
Printed Name

STATE OF INDIANA

SS:

COUNTY OF LAKE

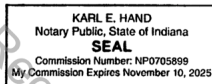
Before me, a Notary Public in and for said State and County, personally appeared Phil Potocki, manager of PK Properties, LLC, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 18th day of September, 2023.


Signature

Printed Name Karl E. Hand

My Commission expires 11-10-2025



I am a resident of Lake 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.

This instrument prepared by:
David W. Westland, Westland & Bennett P.C.
2929 Carlson Drive, Suite 300
Hammond, IN 46323

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

Legal Description prepared by Butler, Fairman & Seufert, IN

EXHIBIT "A"

Sheet 1 of 1

Project: 1902707
61st Ave. at Marcella Blvd.
Parcel: 8 Fee
Parcel ID: 45-12-02-352-007.000-018

A part of Lot 1 in Omega Plaza, a subdivision in the Southwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 8 West, Lake County, Indiana, the plat of which subdivision is recorded in Plat Book 86, page 57, and a Certificate of Correction recorded in Instrument 99053962, 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 lot; thence North 00 degrees 11 minutes 42 seconds West (bearing based on the Location Control Route Survey Plat recorded in Instrument 2021-034177) 200.02 feet along the west line of said lot to point "613" designated on said Parcel Plat; thence South 89 degrees 21 minutes 11 seconds East 33.00 feet to a southeast corner of said lot; thence South 00 degrees 11 minutes 42 seconds East 200.02 feet along an east line of said lot to a southeast corner of said lot; thence North 89 degrees 21 minutes 11 seconds West 33.00 feet along the south line of said lot to the point of beginning and containing 0.152 acres, more or less.



This description was prepared for the
City of Hobart, IN
on the 29th day of November, 2021.

020 J?711atfb

Kelly D. rloy
Indiana Registered Land S-111v C00
License Number LS20400016

U--a
consultants