

## NON-TAXABLE

Apr 30 2024

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### WARRANTY DEED

Form WD-1  
Revised 8/2022

Project: 1382603  
Code: NA  
Parcel: 27  
Page: 1 of 3

**THIS INDENTURE WITNESSETH:** That Peter Jonas, LLC, an Indiana Limited Liability Company, GRANTOR, of Lake County, Indiana, Conveys and Warrants to the **TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA**, a Municipal Corporation, GRANTEE. For and in consideration of the sum of One Hundred Ninety Nine Thousand Three Hundred Fifteen Dollars 00/100 (\$199,315.00) (of which said sum \$193,000.00 represents land and improvements acquired and \$6,315.00 represents damages), and other good and valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in Lake County, Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A", and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which Exhibits are incorporated herein by reference.

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

The GRANTOR hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the GRANTOR, or any successors in title to the abutting lands of the GRANTOR, 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, and all successors and assigns.

The undersigned represent and warrant that they are 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 a Articles of Organization of the GRANTOR and the Operating Agreement of the GRANTOR they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are, therefore, fully authorized and empowered to convey to the TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, a Municipal Corporation, real estate of the GRANTOR, and that on the date of execution of said conveyance instruments, they 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 Town of  
Scherverville, Lake County, Indiana  
Grantee Mailing Address:  
10 E. Joliet St.  
Scherverville, IN 46375

# NOT AN OFFICIAL DOCUMENT

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GRANTOR assumes and agrees to pay the 2023 payable 2024 real property taxes and assessments on the above-described real estate. This obligation to pay shall survive the said closing and shall be enforceable in the event of any non-payment.

IN WITNESS WHEREOF, the said GRANTOR has executed this instrument this 28<sup>th</sup> day of March, 2024.

Peter Jonas, LLC, an Indiana Limited Liability Company

By David J. Tokar Mgr

Signature

David J Tokar Manager

Printed Name and Title

STATE OF: Indiana;  
COUNTY OF: Lake SS:

Before me, a Notary Public in and for said State and County, Personally appeared David J. Tokar  
Manager, of Peter Jonas, LLC, an Indiana Limited Liability Company,

GRANTOR in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be its voluntary act and deed, and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 28<sup>th</sup> day of March, 2024.

Signature Hannah E. Whiter

Printed Name \_\_\_\_\_

My Commission Number \_\_\_\_\_

My Commission expires \_\_\_\_\_

I am a resident of \_\_\_\_\_ County,



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## ACKNOWLEDGEMENT AND ACCEPTANCE

This conveyance is accepted by the Town of Schererville, Lake County, Indiana, after action at a Public Meeting of the Town Council of the Town of Schererville, Lake County, Indiana, and whereby the Town Manager and Clerk-Treasurer, respectively, were duly authorized to execute and attest this Acknowledgement and Acceptance.

TOWN OF SCHERERVILLE,  
LAKE COUNTY, INDIANA,  
a Municipal Corporation

BY: James M Gorman  
James M. Gorman, Town Manager

ATTEST:

Michael A. Troxell

Michael A. Troxell, I.A.M.C, CPFIM, CMO, CMC,  
Clerk-Treasurer



This instrument was prepared by David M. Austgen, Attorney No. 3895-45, Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, IN 46307.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. David M. Austgen

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## EXHIBIT "A"

Project: 1382603  
Parcel 27 Fee Simple  
Key #45-11-04-177-012.000-036

Sheet 1 of 1

The South 49.5 feet of the East 350 feet of the North  $\frac{2}{5}$  of Lot 8 in Swets Addition to Schererville, in Lake County, Indiana, being a subdivision of that part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 35 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian lying East of the lands conveyed to the Chicago, Indiana, and Southern Railroad Company.


Property of Lake County Recorder

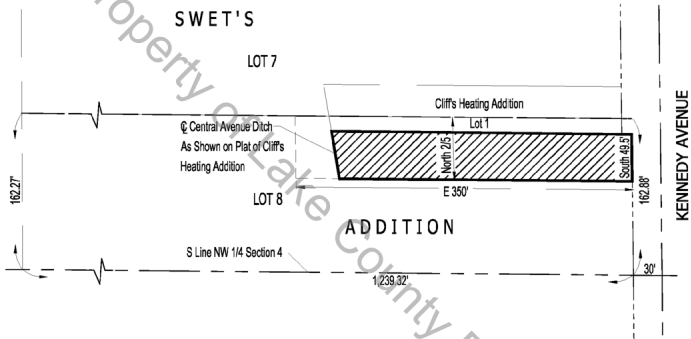
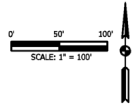
# NOT AN OFFICIAL DOCUMENT

Parcel: 27  
Project: 1382603  
Des. # 1382603  
County: Lake  
Section: 4  
Township: 35N  
Range: 9W

**Exhibit "B"**  
**Right-Of-Way Parcel Plat**  
Owner: Peter Jonas, LLC  
Trustee's Deed: Instrument 2013 091014  
Plat of Swet's Addition: PB 19 Pg 24  
Plat of Cliff's Heating Addition: PB 91 Pg 21  
Key #45-11-04-177-012.000-036

Prepared by: S. Hartman  
Checked by: S. Jones

 Hatched Area Denotes  
Approximate taking



### SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Document 2023-007086, in Survey Book 39, page 86 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").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Date: 1/30/2023

Steven A. Jones P.S.  
LS20200010



900 RIDGE ROAD STE. L  
MUNSTER, INDIANA 46321  
219-836-5884  
Proj. 2164 2186 50