

FILED

Oct 24 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

AFFIDAVIT OF SCRIVENER'S ERROR

The undersigned being first duly sworn upon his oath states:

1. That your Affiant is an Vice President/Member of SES Skyline Properties a/k/a SES Skyline Properties LLC.
2. That on or about January 28, 2021, the Lake County Auditor prepared a Tax Deed to SES Skyline Properties for the property located at 4529 Rutledge Street, Gary, Indiana which was recorded on April 9, 2021 as Document No. 2021-031343, a copy of which is attached hereto and made a part hereof.
3. That said Tax Deed reflected an incorrect legal description in that the quarter section of the Northwest 1/2 of Section 32 was to be "Northeast," not "Northwest."
4. That said legal description was derived from the previous Default Judgment filed in Open Court on October 24, 2011, received November 4, 2011 containing the same error. Said Default Judgment is attached hereto and made a part hereof.
5. That the previous Warranty Deed recorded June 24, 1991 as Document No. 91031234 provides the correct original legal description for the property located at 4529 Rutledge Street, Gary, Indiana, and more particularly described as follows:

The West 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the **Northeast** 1/4 of the Northwest 1/4 of Section 32, Township 36 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana, excepting therefrom the following described parcels:

Exception 1: Beginning at the Southwest corner of the said West 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4; thence East parallel with the South line of the Northwest 1/4 165.73 feet; thence North parallel with the East line of the Northwest 1/4 of said Section 155 feet; thence West parallel with the South line of the Northwest 1/4 to the West line of this tract; thence South on the West line of said tract 155 feet to the point of beginning, all of which is in the County of Lake, State of Indiana.

Exception 2, The West 30 feet and the East 10 feet of the West 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 (excepting the South 155 feet thereof), of Section 32, Township 36 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

NOT AN OFFICIAL DOCUMENT

Parcel No. 45-08-32-129-001.000-001

6. That your Affiant makes this Affidavit in order to clarify the record that said Tax Deed contained a scrivener's error and the correct legal description for the property located at 4529 Rutledge Street, Gary, Indiana is referenced above in Paragraph 5.

FURTHER AFFIANT SAITH NOT.

I affirm under the penalties for perjury that the above and foregoing representations are true and correct.

Dated this 24th day of October, 2024.

SES Skyline Properties a/k/a
SES Skyline Properties LLC

By: 

James Sadlewski, Vice President/Member

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Subscribed and sworn to before me a Notary Public in and for said County and State, this 24th day of October, 2024.


Tina M. Switzer, Notary Public

My Commission Expires: 6/17/2028

County of Residence: Lake

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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.

/s/Richard A. Zunica

This Instrument Prepared By:
Richard A. Zunica, Attorney at Law
162 Washington Street, Lowell, IN 46356

TINA M. SWITZER
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0727408
My Commission Expires Jun 17, 2028

Bad Legal

THE WEST HALF OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LAKE COUNTY, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:
EXCEPTION 1: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 155 FEET; THENCE THE THENCE EAST PARALLEL WITH SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 155 FEET; THENCE WEST PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 TO THE WEST LINE NORTH PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING, ALL OF WHICH IS IN THE COUNTY OF LAKE, STATE OF INDIANA, EXCEPTION OF THIS TRACT; THENCE SOUTH ON THE WEST LINE OF SAID TRACT 155 FEET TO THE POINT OF BEGINNING, ALL OF WHICH IS IN THE COUNTY OF LAKE, STATE OF INDIANA, EXCEPTION 2: THE WEST 30 FEET AND THE EAST 10 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPTING THE SOUTH 156 FEET THEREOF) OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LAKE COUNTY INDIANA.

45-08-32-129-001.000-001

Commonly known as 4529 Rutledge Street, Gary, IN 46408

Pro... Lake County Recorder

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE CIRCUIT COURT
SITTING IN CROWN POINT, IN

LAKE COUNTY, INDIANA)
By and through its)
LAKE COUNTY HIGHWAY)
DEPARTMENT)
Plaintiff)
VS.)
JOSE BRINGAS)
8300 S. Baltimore Ave.)
Chicago, IL 60617)
Defendant)

CAUSE NO: 45C01-1103-PL-37

Filed in Open Court

OCT 24 2011

Michael Robinson
CLERK LAKE CIRCUIT COURT

DEFAULT JUDGMENT

The defendant, JOSE A. BRINGAS, having failed to plead or otherwise defend in this action and upon application of the Plaintiff and the affidavit of Attorney John S. Dull that the defendant, JOSE A. BRINGAS, is not in the military service (and it appearing that such defendant is not an infant or incompetent person) it is hereby **ORDERED** as follows:

1. That Plaintiff shall have **PERMANENT RIGHT-OF-WAY ACQUISITION**

of the following property:

*of the Northwest 1/4
32*

A part of the West Half of the North Half of the East Half of the East Half of the Northeast Quarter of Section 12, Township 36 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's land lying with the right-of-way lines depicted on the Right-of-Way Parcel Plat marked Exhibit "B" to the initial Complaint described as follows: Beginning at a portion on the north line of said Northwest Quarter North 88 degrees 47 minutes 57 seconds West 175.70 feet from the northeast corner of said Northwest Quarter, said corner described as point "1006" on said plat, which point of beginning is the northeast corner of the tract of land described in Instrument Number 2007

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NOV 04 2011

Michael Robinson
CLERK LAKE CIRCUIT COURT

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017255: thence South 0 degrees 22

minutes 22 seconds East 10.00 feet along the east line of said tract to the south boundary of 45th Avenue; thence continuing South 0 degrees 22 minutes 22 seconds East 46.97 feet along said east line to Point "4181" designated on said plat; thence North 85 degrees 38 minutes 26 seconds West 126.08 feet to the west line of said tract designated as Point "4180" on said plat; thence North 0 degrees 22 minutes 22 seconds West 40.02 feet along said west line to the south boundary of said 45th Avenue; thence continuing North 0 degrees 22 minutes 22 seconds West 10.00 feet along said west line to the north line of said Northwest Quarter; thence South 88 degrees 47 minutes 57 seconds East 125.70 feet along said north line to point of beginning and containing 0.154 acres, more or less, inclusive of the presently existing right-of way, which contains 0.029 acres, more or less.

COMMON ADDRESS: 4529 Rutledge Street, Gary, IN 46408
Tax ID No: 45-08-32-129-001.000-001, Legacy Key No: 01-39-0026-

0029

2. The following three (3) disinterested freeholders of Lake County, Indiana

Thomas Bochnowski 3026 45th Highland, IN 46322
Frank Trapane 10971 Four Seasons Place #214 Crown Point, IN 46307
Steven Kovachovich 3129 Lake Shore Drive Gary, IN 46403

are appointed to assess the damages which Defendant may sustain or be entitled to by reason of such condemnation or appropriation;

3. That said aforementioned freeholders are ORDERED to make their report in writing to the Lake Circuit Court, 2293 North Main Street, Crown Point, Indiana 46307 within thirty (30) days of receipt of this ORDER;

4. That the Clerk of the Court is ordered to send said report by Certified Mail to the parties and counsel of record.

ALL OF WHICH IS FOUND AND RECOMMENDED THIS 24
DAY OF October, 2011.

[Signature]
MAGISTRATE, LAKE CIRCUIT COURT

ALL OF WHICH IS ORDERED, ADJUDGED, AND DECREED THIS
24 DAY OF October, 2011.

[Signature]
JUDGE, LAKE CIRCUIT COURT

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91031234

WARRANTY DEED

This indenture witnesseth, that **DAVID EARL KELLER** and **MARGARET ANN KELLER**, husband and wife, of Lake County, and State of Indiana

Convey and Warrant

TO **ALFRED MEYER** and **SUE MEYER**, husband and wife, of Lake County, in the State of Indiana for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, the following described Real Estate in Lake County, in the State of Indiana, to-wit

Key 24-26-29

The West 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 36 North, Range 8 West of the 2nd PM Lake County, Indiana, excepting therefrom the following described parcel:

Exception 1: Beginning at the Southwest corner of the said West 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4, thence East parallel with the South line of the Northwest 1/4 165.73 feet, thence North parallel with the East line of the Northwest 1/4 of said Section 155 feet; thence West parallel with the South line of the Northwest 1/4 to the West line of this tract; thence South on the West line of said tract 155 feet to the point of beginning, all of which is in the County of Lake, State of Indiana.

Exception 2. The West 30 feet and the East 10 feet of the West 1/2 of the North 1/2 of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 (excepting the South 155 feet thereof), of Section 32, Township 36 North, Range 8 West of the 2nd P.M., Lake County, Indiana

Subject to roads and highways, ditches and drains, easements for utilities, drainage and pipelines, and all covenants and restrictions contained in all documents of record, and taxes for 1981 and all subsequent years.

Further subject to the acts or omissions of the grantees while in possession of the premises. This conveyance is given in fulfillment of the terms and conditions of that certain Contract for Conditional Sale of Real Estate entered into by and between the grantors and grantees on the 9th day of April, 1981.

In witness whereof, the said **DAVID EARL KELLER** and **MARGARET ANN KELLER** have hereunto set their hands and seals this 23rd day of May, 1991

David Earl Keller
DAVID EARL KELLER

Margaret A. Keller
MARGARET ANN KELLER

JUN 24 1991

James M. Carter
AND FOR LAKE COUNTY

01-123

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STATE OF INDIANA, COUNTY OF LAKE, SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **DAVID EARL KELLER** and **MARGARET ANN KELLER** who acknowledged the execution of the foregoing Deed to be their voluntary act and deed

Witness, my hand and Official Seal this 23 day of May, 1991

Barbara J. Tolén
Notary Public (signature)

BARBARA J. TOLÉN
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXP. JULY 18, 1993

BARBARA J. TOLÉN
Notary Public (typed or printed)

My Commission Expires 7-16-93
County of Residence of Notary Public: Lake

This instrument prepared by John R. Sorbello, attorney at law.