

NOT AN OFFICIAL DOCUMENT

2025-10-26  
11/25/24 11:26 AM  
TOTAL FEES: \$5.00

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

BY: JAS  
PG #: 4  
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

SPLIT FROM Parcel Number:  
45-03-31-130-002.000-023

Tax Mailing Address:  
5028 COLUMBIA AVE  
HAMMOND IN 46327

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that **Beamair Inc.**, Grantor, of Lake County, in the State of Indiana, conveys and specially warrants to (5)

*Schwer Properties LLC, an Indiana limited liability company*

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

All that part of the Northwest quarter of Section 31, Township 37 North, Range 9 West of the Second Principal Meridian lying West of the West 30-foot right of the way line of Columbia Avenue and lying South of the South 30-foot right of way line of 150th Street in the City Hammond, North Township, Lake County, Indiana, and more particularly described as commencing at a point that is 1096.2 feet South and 30 feet West of the Northeast corner of said Northwest quarter of Section 31, the same being a point in the West 30-foot right of way line of Columbia Avenue and being 406.20 feet South of the South 30-foot right of way line of 150th Street; thence South on said West line of Columbia Avenue 191.70 feet to the North right of way line of the Elgin, Joliet and Eastern Railroad; thence West on the North line of the Elgin, Joliet and Eastern Railroad right of way for a distance of 970.94 feet; thence North 597.0 feet to the South line of said 150th Street; thence East on said 150th Street South line 522.14 feet to a point, said point being 449.50 feet West of the Southwest corner of 150th Street and Columbia Avenue; thence South at right angles 270.10 feet; thence Southeasterly on a line that makes an exterior angle of 127 degrees 04 minutes 30 seconds measured North thru East to Southeast with aforesaid 270.10-foot line for a distance of 63.0 feet; thence Southeasterly on a line that makes an exterior angle of 167 degrees 40 minutes measured Northwest thru North to Southeast with aforesaid 63.0-foot line for a distance of 232.40 feet; thence East on a line that makes an exterior angle of 155 degrees 27 minutes measured Northwest thru North to East with aforesaid 232.40-foot line for a distance of 183.40 feet to a point in the West 30-foot

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right of way line of Columbia Avenue and the point of commencement and containing 9.317 acres; EXCEPTING THEREFROM the following described real estate:

All that part of the Government Lot 3 in the Northwest Quarter of Section 31, Township 37 North, Range 9 West of the Second Principal Meridian, City of Hammond, Lake County, Indiana, written and prepared by John Stuart Allen an Indiana Professional Surveyor, number 29900011 with Torrenga Surveying, LLC and originally depicted an original Boundary Survey dated August 29, 2024 and having a job number of 2024-0294 more particularly described as follows: commencing at the Northeast corner of Lot 10 in Stafford and Trankle's 6th Addition to the City of Hammond, Lake County, Indiana, as per plat thereof recorded in Plat Book 6, Page 32 in the Office of the Recorder, Lake County, Indiana said Point of Commencement being on the West line of Government Lot 3; thence North 89 degrees 59 minutes 29 seconds into said Government Lot 3 and along the South Right of Way of 150th Street (30 feet South of the centerline of 150th Street), a distance of 321.87 feet to the Point of Beginning; thence North 89 degrees 59 minutes 29 seconds East along the said South Right of Way line, a distance of 520.86 feet to the Northwest corner of a parcel of land described in a deed dated February 16, 2024 and recorded February 27, 2024 as Document Number 2024-007095 in the Office of the Recorder, Lake County, Indiana; thence South 00 degrees 00 minutes 31 seconds East at right angles from the last described line and along the West line of said Document Number 2024-007095, a distance of 172.10 feet; thence South 89 degrees 59 minutes 29 seconds West, a distance of 427.78 feet; thence South 00 degrees 00 minutes 31 seconds East, a distance of 154.97 feet; thence South 44 degrees 59 minutes 29 seconds West, a distance of 101.34 feet; thence South 00 degrees 00 minutes 31 seconds East, a distance of 82.53 feet; thence North 89 degrees 59 minutes 29 seconds East, a distance of 92.25 feet; thence South 00 degrees 00 minutes 31 seconds East, a distance of 116.92 feet to a point on the North Right of Way line of former Elgin, Joliet, and Eastern Railroad; thence South 89 degrees 59 minutes 17 seconds West along the said North Right of Way line, a distance of 124.54 feet to a point 322.55 feet East of the West line of said Government Lot 3; thence North 00 degrees 59 minutes 21 seconds East, a distance of 598.27 feet to the Point of Beginning, containing 126,537 square feet, 2.905 acres more or less.

SPLIT FROM Tax Parcel Number: 45-03-31-130-002.000-023

Commonly known as: 5032 Columbia Ave.  
Hammond, IN 46327

TOGETHER WITH all the easements and appurtenances thereto.

## SUBJECT TO:

- (1) special assessments and real estate taxes for the year 2024 payable in 2025 and thereafter;
- (2) rights of the public, the State of Indiana and/or the City of Hammond, and others entitled thereto, in and to that part of said real estate taken or used for road purposes;
- (3) rights of way for drainage tiles, ditches, feeders and laterals, if any;
- (4) railroad rights-of-way, switch and spur tracks, if any, and all rights therein;
- (5) terms and provisions of an Easement Agreement for the benefit of said real estate made by La Salle Acquiring Company and Beatty Machine & Manufacturing Co., dated December 1, 1982, and recorded January 13, 1983, as Document No. 693626, in the Office of the Recorder of Lake County, Indiana;

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- (6) existing unrecorded leases, if any; and
- (7) right of first refusal of Beamair Inc. to purchase said real estate in accordance with the terms and provisions of the Right of First Refusal Agreement made and entered into on November 15, 2024, by and between Schwer Properties LLC and Beamair Inc.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that Grantor will forever defend title to said real estate (subject to all matters to which this conveyance is hereinabove made subject) against only those claims of persons claiming title to or asserting claims affecting title to said real estate, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Beamair Inc. has executed this Special Warranty Deed on this 15th day of November, 2024.

By:


  
W. Brian Beatty, President

State of Indiana        )  
                                  )SS:  
County of Lake        )

Before me, the undersigned Notary Public in and for said County and State, personally appeared W. Brian Beatty, as President of Beamair Inc., and acknowledged the execution of the foregoing Special Warranty Deed for and on said Corporation's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 15th day of November, 2024.



  
Jacalyn L. Smith, Notary Public

Notary's County of Residence: Lake  
Notary's Commission Expires: January 10, 2032  
Notary's Commission Number: NP0677813

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**After recording return to:** Schwer Properties LLC  
Attn: Thomas J. Schwer  
5028 COLUMBIA AVE  
HAMMOND IN 46327

The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is:

5028 COLUMBIA AVE  
HAMMOND IN 46327

The mailing address of Grantee is the following street address: 5028 COLUMBIA AVE  
HAMMOND IN 46327

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64;  
Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366);  
referencing Greater Indiana Title Company commitment no. IN015693.

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