

ALL PLATTED FROM
KEYS 13 745-93 & 94
DOCUMENTATION SUBJECT TO
CONFORMANCE FOR TRANSFER

NEW KEYS 13 760 89 TO 92
APR 26 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
BLDG # 47

2004 035356

RETURN TO: VLADIMIR GASTEVICH
ONE PROFESSIONAL CENTER, #304
CROWN POINT, IN 46307

83193

**TWENTY-THIRD AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
LAKEWOOD ESTATES CONDOMINIUMS**

This Twenty-Third Amendment to the Declaration of Condominium of Lakewood Estates Condominium is made this day by ATG Homes, LLC (herein the "Owner").

WITNESSETH:

WHEREAS, Owner did cause the Declaration of Condominium of Lakewood Estates Condominium to be recorded on December 20, 2002, as Document Nos. 2002 118267 and 2002 118268, in the Office of the Recorder of Lake County, Indiana, Owner did cause the First Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on February 27, 2003 as Document No. 2003 021024, Owner did cause the Second Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on March 12, 2003 as Document No. 2003 025965, Owner did cause the Third Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on March 21, 2003 as Document No. 2003 029603, Owner did cause the Fourth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on May 30, 2003 as Document No. 2003 054804, Owner did cause the Fifth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on June 6, 2003 as Document No. 2003 057362, Owner did cause the Sixth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on July 17, 2003 as Document No. 2003 074372, Owner did cause the Seventh Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on July 29, 2003 as Document No. 2003 078243, Owner did cause the Eighth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on August 1, 2003 as Document No. 2003 080000, Owner did cause the Ninth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on August 13, 2003 as Document No. 2003 084581, Owner did cause the Tenth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on September 10, 2003 as Document No. 2003 094610, Owner did cause the Eleventh Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on September 17, 2003 as Document No. 2003 097294, Owner did cause the Twelfth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on October 10, 2003 as Document No. 2003 109444, Owner did cause the Thirteenth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on October 22, 2003 as Document No. 2003 113494, Owner did cause the Fourteenth Amendment to the Declaration of Condominium of Lakewood Estates

Chicago Title Insurance Company

116
47-
58

Condominiums to be recorded on October 24, 2003 as Document No. 2003 114479, Owner did cause the Fifteenth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on November 12, 2003 as Document No. 2003 120295, Owner did cause the Sixteenth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on November 21, 2003 as Document No. 2003 123905, Owner did cause the Seventeenth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on December 1, 2003 as Document No. 2003 126183, Owner did cause the Eighteenth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on January 16, 2004 as Document No. 2004 004725, Owner did cause the Nineteenth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on February 12, 2004 as Document No. 2004 012265, Owner did cause the Twentieth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on February 27, 2004 as Document No. 2004 016560, Owner did cause the Twenty-First Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on March 10, 2004 as Document No. 2004 020263 and Owner did cause the Twenty-Second Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on March 24, 2004 as Document No. 2004 024152 (herein collectively the "Declaration"); and

WHEREAS, Owner desires to amend the Declaration to expand the condominium to add to the encumbrance of the Declaration, the real estate described as follows:

Lot 47 in Lakewood Estates, an addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 92 page 3, in the Office of the Recorder of Lake County, Indiana.

(herein "Lot 47"), and to comply with the requirements of Indiana Code 32-1-6-13; and

WHEREAS, it is intended that the capitalized words and phrases used herein shall have the same meaning as those set forth in the Declaration.

NOW THEREFORE, Owner hereby amends the Declaration as follows:

1. Lot 47 is hereby added to the encumbrance of the Declaration pursuant to Article XX.E. of the Declaration. The Lot will be used for the construction of a Building containing four (4) Units. The patios and balconies are Limited Common Areas for the exclusive use of the Occupants of the Unit to which such patio or balcony is attached.

2. The Owner hereby declares that the Building located on Lot 47 is hereby designated as Building 47.

3. The Units in Building 47 have been assigned the tax key numbers shown on Schedule A.

4. Exhibit "A" to the Declaration is hereby amended by adding thereto the following:

a. The Surveyor's Certificate with respect to Lot 47, which is attached hereto as Exhibit "1"; and

b. The Site Plan with respect to Lot 47, which is attached hereto as Exhibit "2".

5. The addresses for the Units in Building 47 are as follows:

Unit 1 = 1106 Lakewood Court

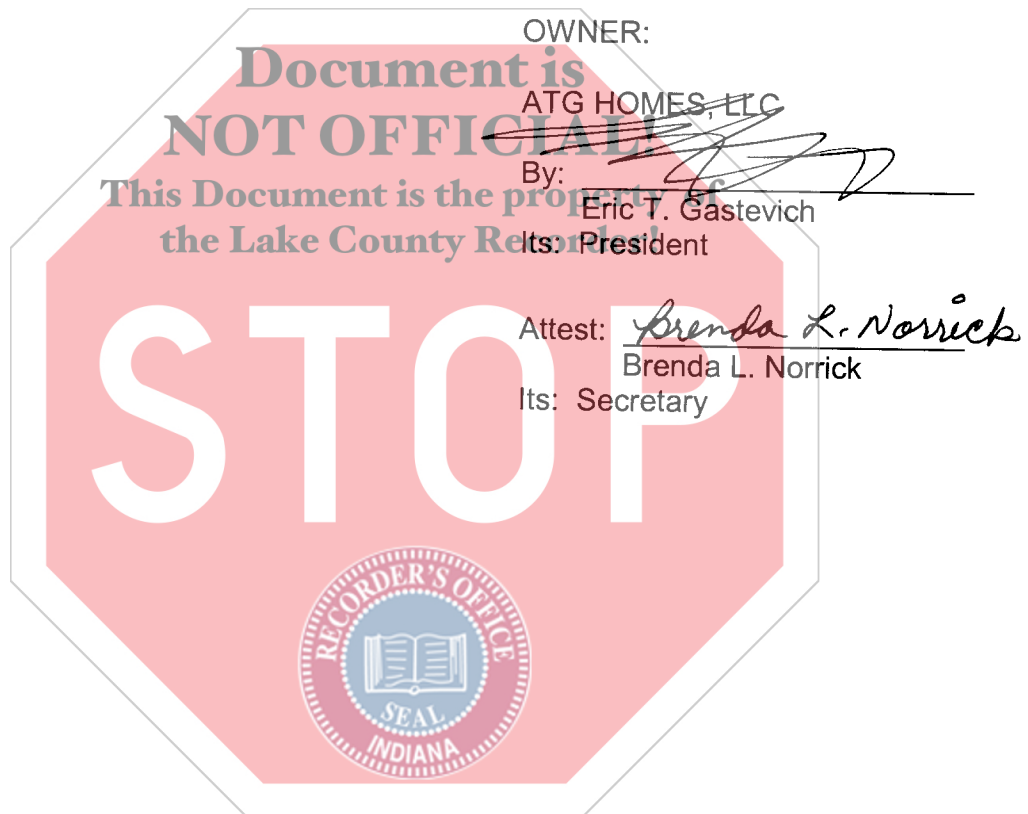
Unit 2 = 1104 Lakewood Court

Unit 3 = 1108 Lakewood Court

Unit 4 = 1102 Lakewood Court

6. All other terms and conditions of the Declaration not expressly modified herein shall remain the same.

IN WITNESS WHEREOF, the Owner has caused this instrument to be executed this 22nd day of April, 2004.



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Eric T. Gastevich and Brenda L. Norrick, known to me to be the President and Secretary, respectively, of ATG Homes, LLC, and on behalf of said limited liability company, acknowledged the execution of the foregoing instrument, and certified that all action required to authorize the execution and delivery of said instrument by them as the representatives of said limited liability company has been take.

Given under my hand and seal this 22nd day of April, 2004.

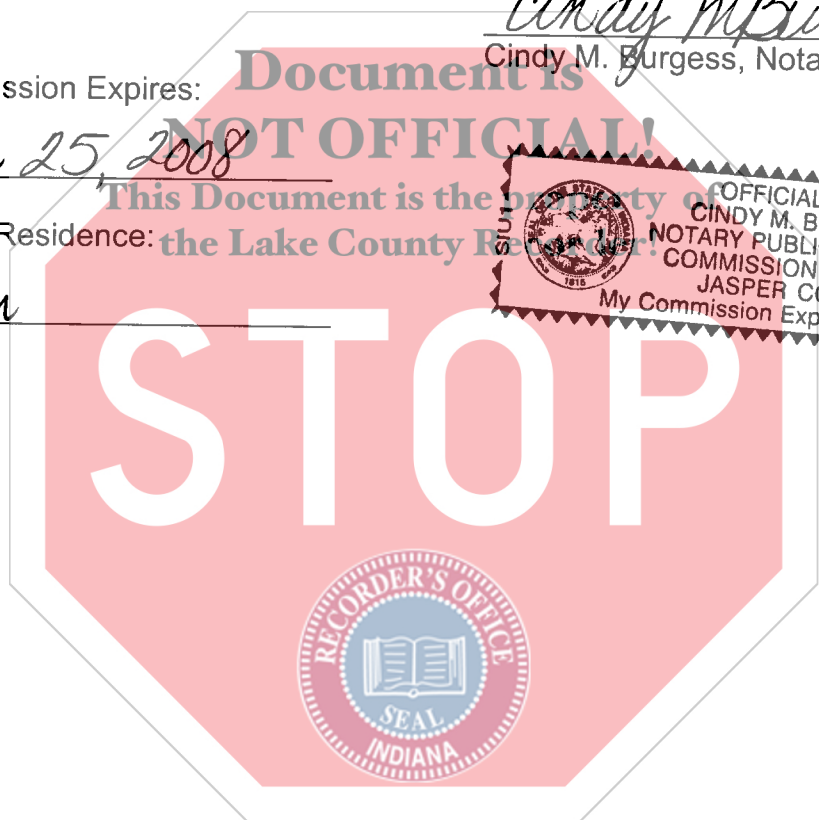
Cindy M. Burgess
Cindy M. Burgess, Notary Public

My Commission Expires:

June 25, 2008

County of Residence:

Jasper



This Instrument prepared by Vladimir Gastevich, One Professional Center, Suite 304, Crown Point, Indiana 46307.

SCHEDULE A

TAX KEY NUMBER ASSIGNMENTS

BUILDING NO. 47

TAX KEY NUMBER

Unit 1

20-13-760-89

Unit 2

20-13-760-90

Unit 3

20-13-760-91

Unit 4

20-13-760-92



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

SURVEYOR'S CERTIFICATE

I, John Stuart Allen, do hereby certify that:

1. I am a Land Surveyor licensed in the State of Indiana, being Registration No. 29900011.

2. The Site Plan for the Building on Lot 47, attached hereto as Exhibit "2", is a true, correct and accurate survey of Lot 47, and a true, correct and accurate representation of the location of said Building as built.

3. The layout and dimensions of the Units in the Building on Lot 47, as built, are the same as the layout and dimensions of the Units depicted on the Plans for Building No. 69, referenced in the Declaration as Exhibit "A" and recorded in the Office of the Recorder of Lake County, Indiana on December 20, 2002 as Document No. 2002 118267.

4. The Building located on Lot 47 has been designated as Building 47.

5. The first floor of Building 47 has an elevation of 630.38 feet, and the second floor of Building 47 has an elevation of 639.98 feet.

Dated this 22nd day of April, 2004.

TORRENGA SURVEYING, LLC

By: 

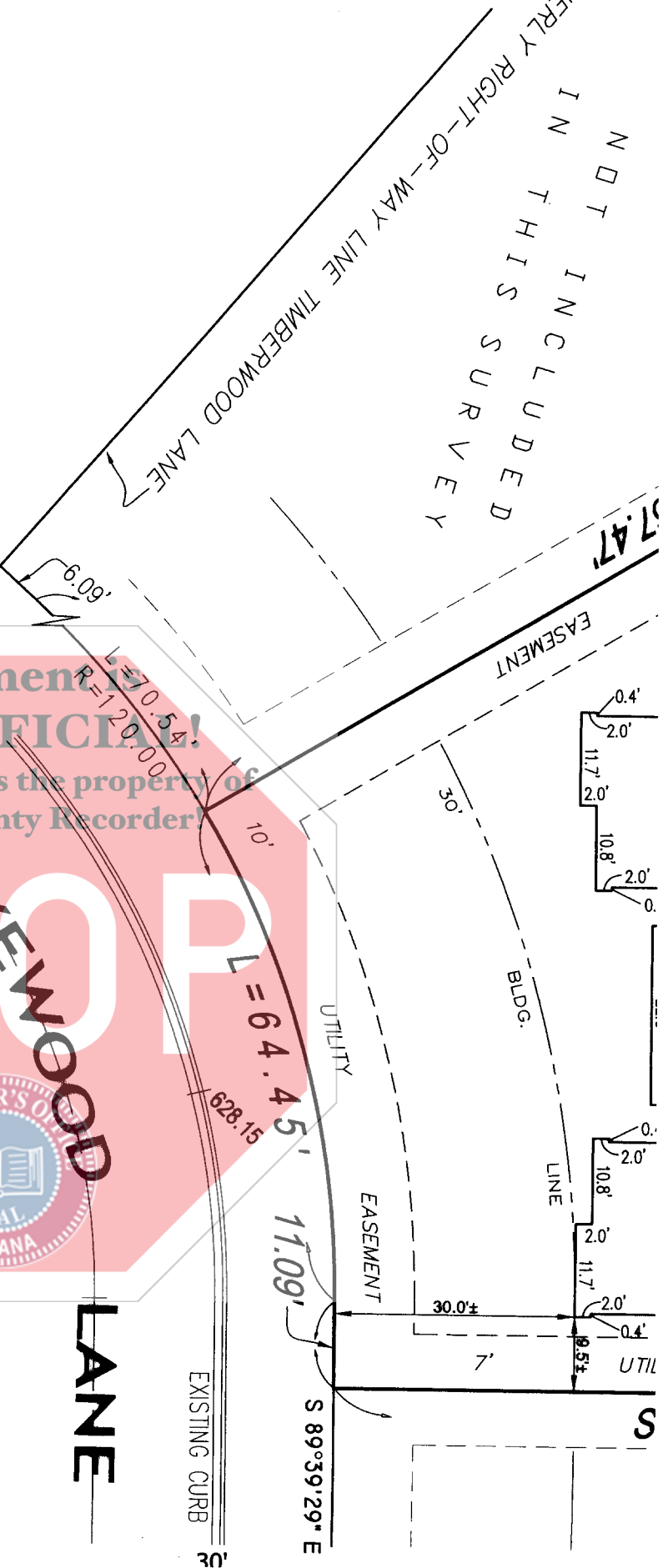
John Stuart Allen

Reg. Land Surveyor No. 29900011



Exhibit "1"

NOT INCLUDED
IN THIS SURVEY



Document NOT OFFICIAL!
 This Document is the property of
 the Lake County Recorder

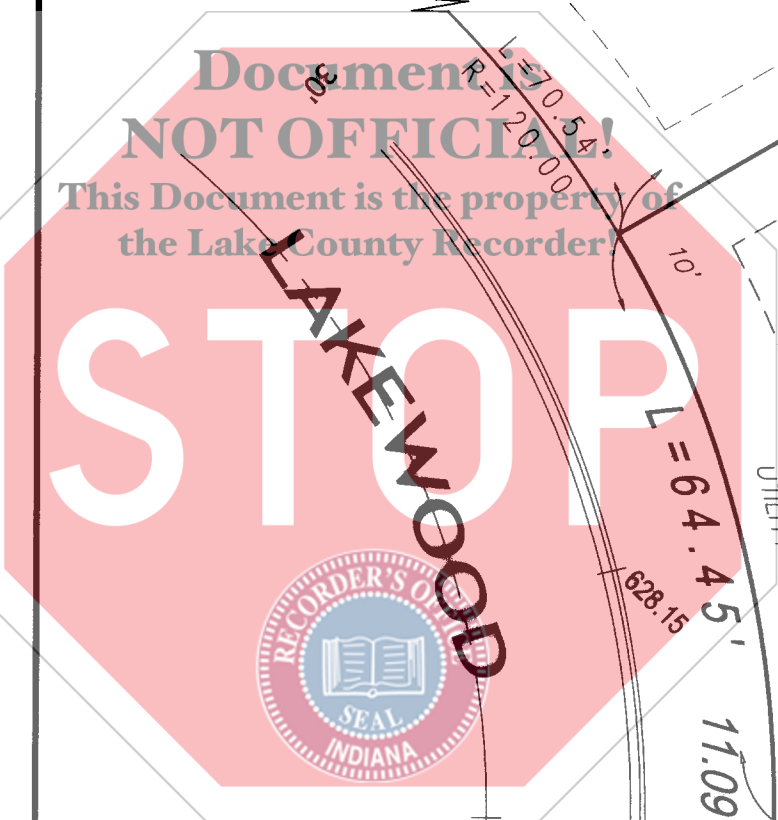
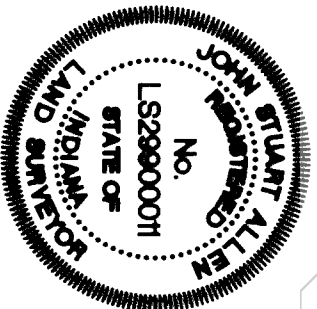


EXHIBIT '2'



CLIENT: _____ ATC CORPORATION
 SCALE: 1 IN. = 30 FT. JOB: 426-04S
 DATE: _____ DRAWN: jst
 FIELD BOOK: 34 PAGE: 64
 REVISED ON: _____ BY: _____
 FIELD BOOK: _____ PAGE: _____ FILE: 27288

907 RIDGE ROAD
MUNSTER, IN 46321

TORRENGA SURVEYING, LLC

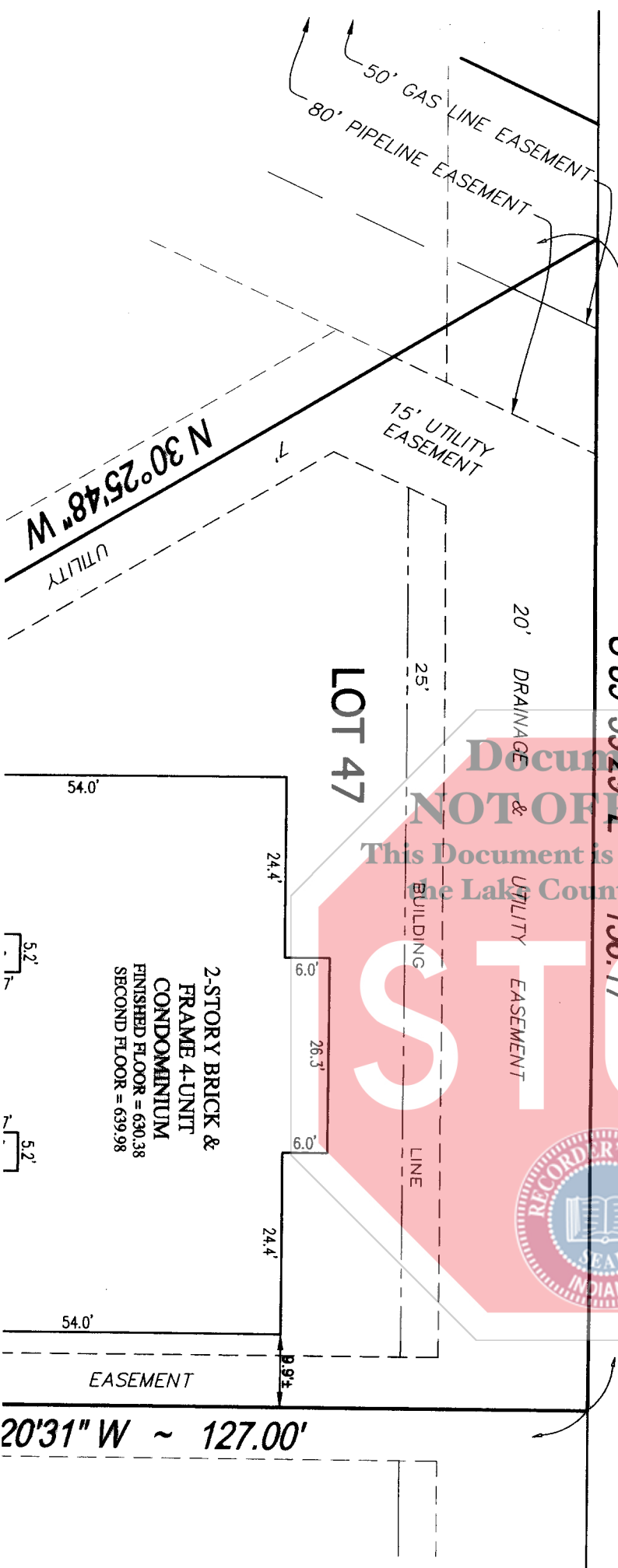
PROFESSIONAL LAND SURVEYORS

TEL NO.: (219) 836-8918
FAX NO.: (219) 836-1138
WEB: WWW.TORRENGA.COM

LAKELWOOD ESTATES SITE PLAN

1108-06-04-02 LAKELWOOD COURT
SCHERRERVILLE, INDIANA

LEGAL DESCRIPTION: Lot 47 in Lakewood Estates, being a Resubdivision of Lot 9 in Fountain Park Subdivision, an Addition to the Town of Scherrerville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 92, page 3, in the Office of the Recorder of Lake County, Indiana.



2-STORY BRICK &
FRAME 4-UNIT
CONDOMINIUM
FINISHED FLOOR = 630.38
SECOND FLOOR = 639.98

20'31" W ~ 127.00'