

8

ALL PLATTED FROM  
KEY 13-745-85,86,103,124

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

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

SEP 01 2004

NEW KEY 13-760-105 to 108

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR  
BLDG 43

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

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

2004  
0751

FILED FOR RECORD

HOLD FOR THE TALON GROUP

000302

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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, 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, Owner did cause the Twenty-Third Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on April 30, 2004 as Document No. 2004 035356, Owner did cause the Twenty-Fourth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on May 12, 2004 as Document No. 2004 038891, Owner did cause the Twenty-Fifth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on July 7, 2004 as Document No. 2004 057100 and Owner did cause the Twenty-Sixth Amendment to the Declaration of Condominium of Lakewood Estates Condominiums to be recorded on August 19, 2004 as Document No. 2004 070764 (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 43 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 43"), 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 43 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 43 is hereby designated as Building 43.
3. The Units in Building 43 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 43, which is attached hereto as Exhibit "1"; and

b. The Site Plan with respect to Lot 43, which is attached hereto as Exhibit "2".

5. The addresses for the Units in Building 43 are as follows:

Unit 1 = 1052 Lakewood Court

Unit 2 = 1050 Lakewood Court

Unit 3 = 1054 Lakewood Court

Unit 4 = 1048 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 31<sup>st</sup> day of August, 2004.

OWNER:

ATG HOMES, LLC

By: 

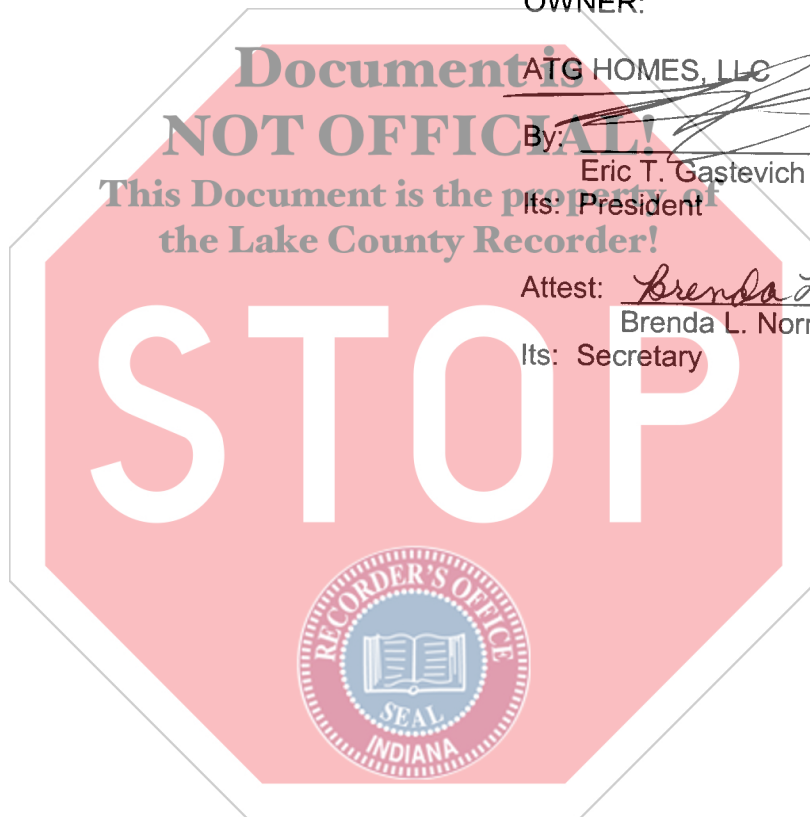
Eric T. Gastevich

Its: President

Attest: 

Brenda L. Norrick

Its: Secretary



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 31<sup>st</sup> day of August, 2004.

*Cindy M. Andersen*  
Cindy M. Andersen, Notary Public

My Commission Expires:

June 25, 2008

County of Residence:

Jasper



OFFICIAL SEAL  
CINDY M. ANDERSEN  
NOTARY PUBLIC - INDIANA  
COMMISSION # 480609  
JASPER COUNTY  
My Commission Exp June 25, 2008



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

SCHEDULE A

TAX KEY NUMBER ASSIGNMENTS

BUILDING NO. 43

TAX KEY NUMBER

Unit 1

13-760-105

Unit 2

13-760-106

Unit 3

13-760-107

Unit 4

13-760-108



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 43, attached hereto as Exhibit "2", is a true, correct and accurate survey of Lot 43, 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 43, 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 43 has been designated as Building 43.
5. The first floor of Building 43 has an elevation of 630.87 feet, and the second floor of Building 43 has an elevation of 640.57 feet.

Dated this 31 day of August, 2004.



TORRENGA ENGINEERING, INC.


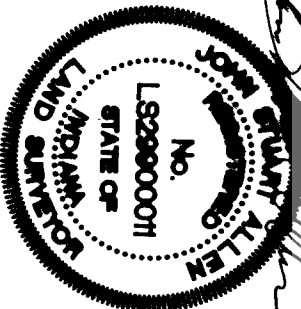
By:   
John Stuart Allen  
Reg. Land Surveyor No. 29900011

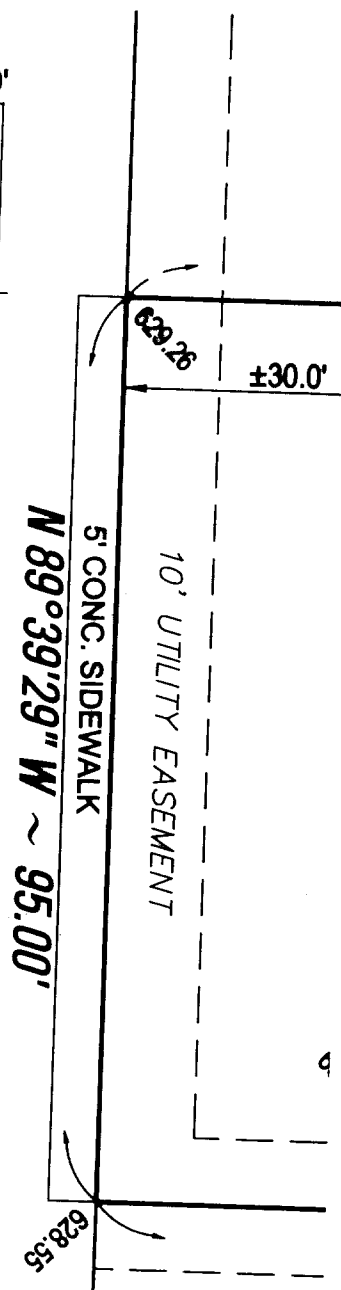
Exhibit "1"

# EXHIBIT "2"



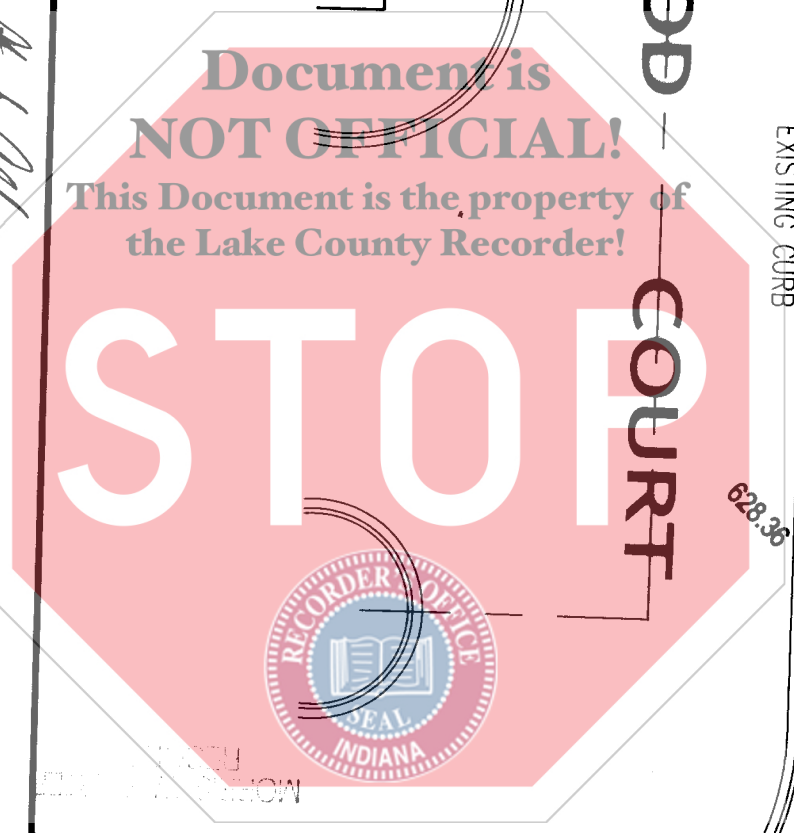
*[Handwritten Signature]*

**NOTE:** This property is located in  
**Flood Zone "C"**  
[Area of minimal flooding].



## LAKEWOOD

## COURT



CLIENT:                      ATG CORPORATION

SCALE: 1 IN. = 20 FT.      JOB: 1203-04S

DATE: 8/30/04      DRAWN: DRW

FIELD BOOK:            PAGE:           

REVISED ON:            BY:           

FIELD BOOK:            PAGE:            FILE: 27591

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 2004 SEP - 12 10:10 AM  
 FILED FOR RECORD  
 CLERK OF SUPERIOR COURT  
 NORTH

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

## FOUNTAIN PARK SUBDIVISION SITE PLAN

1048-1054 LAKEWOOD CT.  
SCHERRERVILLE, INDIANA

LEGAL DESCRIPTION: Lot 43, 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.

