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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 052986

2013 JUL 19 AM 10:05

MICHAEL B. BROWN
RECORDER

Prepared by:

The Stonegate Development of Winfield, LLC
900 Woodlands Parkway
Vernon Hills, IL 60061

**After recording mail to, and
send Tax Statements to:**

Jonathan R. Grafmiller
7857 East 123rd Avenue
Crown Point, IN 46307

Tax Key Number: 45-17-17-476-006.000-047

1300550

WARRANTY DEED

THE GRANTOR, The Stonegate Development of Winfield, LLC, an Indiana Limited Liability Corporation, ("GRANTOR") for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS THE GRANTEE Jonathan R. Grafmiller (**A "GRANTEE"), an individual, the following described real estate situated in the County of Lake in the State of Indiana, to wit: **A Married Man

the Lake County Recorder!

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

Grantee Address is commonly known as Lot 117, 7857 East 123rd Avenue, Crown Point, IN 46307.

Tax Key Number: 45-17-17-476-006.000-047

Subject to covenants, conditions, restrictions, easements for streets and building lines (including side yard, front yard and rear yard lines) as contained in plat of subdivision and as contained in all other documents and instruments of record, including but not limited to: (a) Reservations, restrictions, covenants, limitations, easements and/or other conditions contained in plat of Stonegate Subdivision a/k/a Stonegate Subdivision, Phase 1, recorded Plat Book 101, page 16, of the Lake County Records; (b) Reservations, restrictions, covenants, limitations, easements, and/or conditions contained in Declaration, recorded August 3, 2007 as Document No. 2007 063415, of the Lake County Records; (c) Terms and provisions of a Sewer Installation Reimbursement Agreement dated October 16, 2007 and recorded December 3, 2007 as Document No. 2007-094835; (d) Terms and provisions of a Sewer Installation Reimbursement Agreement dated December 18, 2007 and recorded January 4, 2008 as Document No. 2008 000789; (e) Reservations, restrictions, covenants, limitations, easements and/or conditions contained in Declaration, recorded December 19, 2008 in Instrument No. 2008-85539, of the Lake County Records; (f) Taxes for 2012 due and payable in 2013 and taxes for 2013 due and payable in 2014.

JULY ENTERED FOR TRANSFER SUBJECT
FINAL 2008-85539, FOR THE

JUL 17 2013

\$20 ct 24384
EB

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Chicago Title Insurance Company


Grantor hereby certifies under oath that no gross tax is due by virtue of this deed.

Grantor hereby expressly waives and releases any and all rights or benefit under and by virtue of any and all statutes of the State of Indiana providing for the exemption of homestead from sale on execution or otherwise.

The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a Manager of the Grantor and has been fully empowered by proper resolution, by-laws or the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; and that the Grantor has taken full action to make this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 19th day of June, 2013.

The Stonegate Development of Winfield, LLC

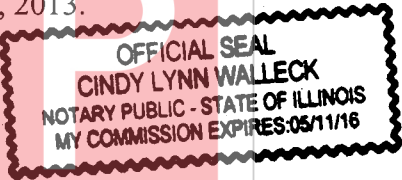
By 
Peter E. Manhard, Manager

STATE OF ILLINOIS)
COUNTY OF MCHENRY)

The undersigned being a Notary Public in and for the State and County aforementioned, does hereby certify that Peter Manhard, Manager of The Stonegate Development of Winfield, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

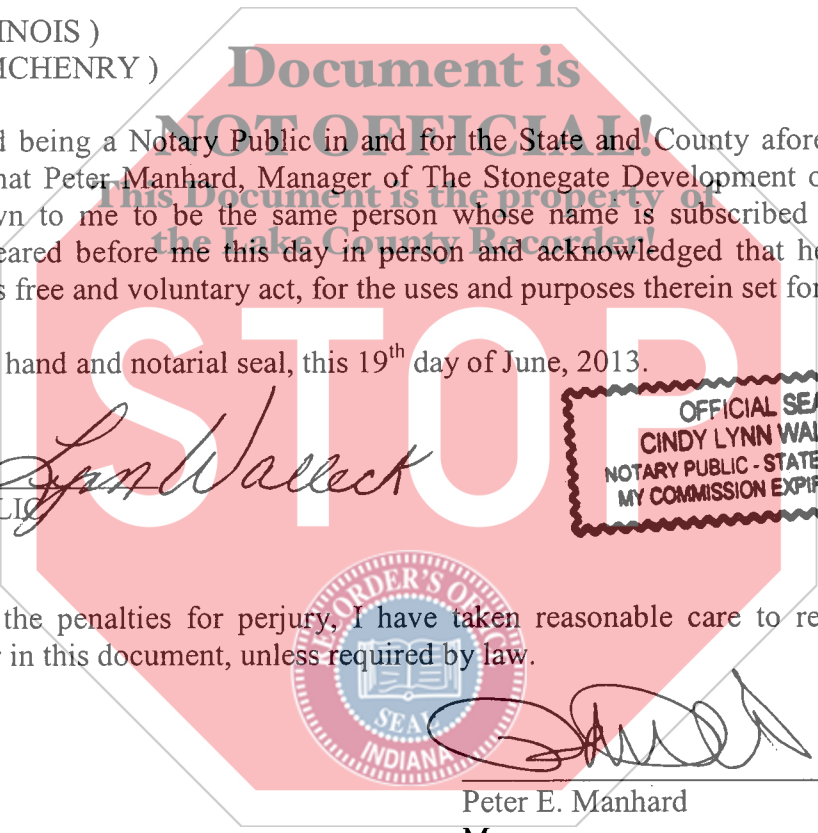
Given under my hand and notarial seal, this 19th day of June, 2013.


NOTARY PUBLIC



I affirm, under the penalties for perjury, I have taken reasonable care to redact each Social Security number in this document, unless required by law.


Peter E. Manhard
Manager



LEGAL DESCRIPTION

**LOT 117 IN STONEGATE SUBDIVISION, PHASE 1, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 101 PAGE 16, AND AS AMENDED BY CERTIFICATE
OF CORRECTION RECORDED MARCH 18, 2008 AS DOCUMENT NO. 2008 019407,
IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

