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2013 086458

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2013 NOV 19 AM 10:48  
MICHAEL B. BROWN  
RECORDER

2013 091346

Prepared by:

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

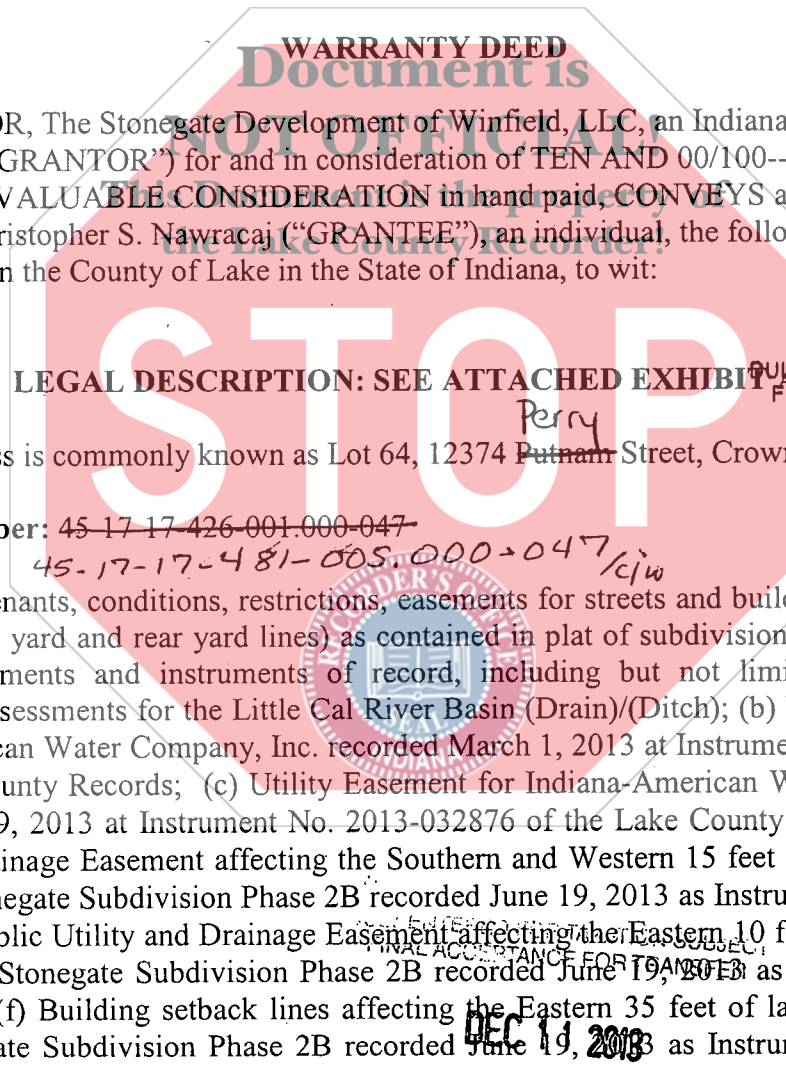
After recording mail to, and  
send Tax Statements to:

Christopher S. Nawracaj  
12374 Perry Street  
Crown Point, IN 46307

Tax Key Number: ~~45-17-17-426-001.000-047~~ 45-17-17-481-005.000-047 c/w

1305489

Note: This instrument being so recorded to correct Tax Key/Parcel number & error in legal, Chicago Title Insurance Company



STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2013 DEC 03 AM 10:29  
MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**  
Document is NOT BEING FILED FOR RECORD  
THE GRANTOR, The Stonegate Development of Winfield, LLC, an Indiana Limited Liability Corporation, ("GRANTOR") for and in consideration of TEN AND 00/100-- DOLLARS \$100.00 AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS THE GRANTEE Christopher S. Nawracaj ("GRANTEE"), an individual, the following described real estate situated in the County of Lake in the State of Indiana, to wit:

**LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT** FULLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Grantee Address is commonly known as Lot 64, 12374 <sup>Perry</sup> Putnam Street, Crown Point, IN 46307

Tax Key Number: ~~45-17-17-426-001.000-047~~ 45-17-17-481-005.000-047 c/w

NOV 18 2013  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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) Annual maintenance assessments for the Little Cal River Basin (Drain)/(Ditch); (b) Utility Easement for Indiana-American Water Company, Inc. recorded March 1, 2013 at Instrument No. 2013-016136 of the Lake County Records; (c) Utility Easement for Indiana-American Water Company, Inc. recorded May 9, 2013 at Instrument No. 2013-032876 of the Lake County Records; (d) Public Utility and Drainage Easement affecting the Southern and Western 15 feet of land as shown on the Plat of Stonegate Subdivision Phase 2B recorded June 19, 2013 as Instrument Number 2013-045308; (e) Public Utility and Drainage Easement affecting the Eastern 10 feet of land as shown on the Plat of Stonegate Subdivision Phase 2B recorded June 19, 2013 as Instrument Number 2013-045308; (f) Building setback lines affecting the Eastern 35 feet of land as shown on the Plat of Stonegate Subdivision Phase 2B recorded June 19, 2013 as Instrument Number 2013-

\* 2100  
Ref  
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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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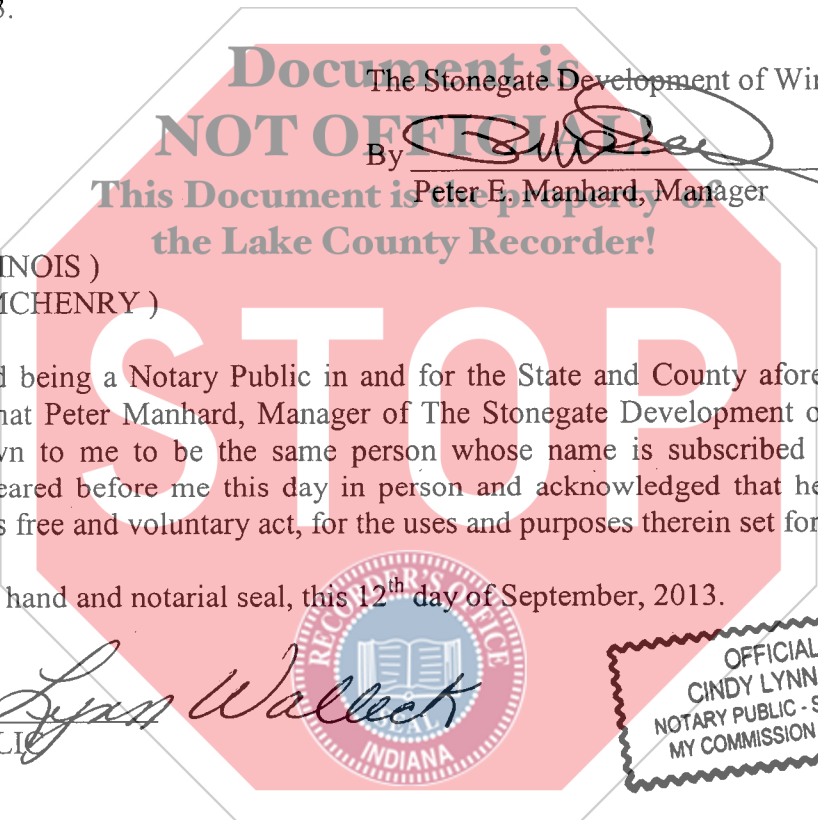
045308; (g) Declaration of Restrictions of Land use recorded December 19, 2008 as Instrument Number 2008-085539; (h) Town of Winfield Comprehensive Plan recorded July 17, 2008 as Instrument Number 2008-051715; (i) Sewer Installation Reimbursement Agreement by and between the Town of Winfield and Stonegate Development of Winfield, LLC recorded December 3, 2007 as Instrument Number 2007-094835 (j) Taxes for 2012 due and payable in 2013 and taxes for 2013 due and payable in 2014.

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 statues 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 12<sup>th</sup> day of September, 2013.



The Stonegate Development of Winfield, LLC

By *[Signature]*

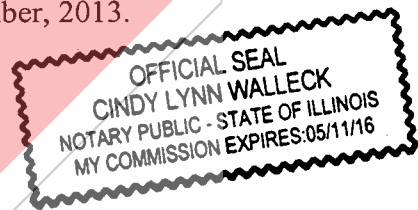
Peter E. Manhard, Manager

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 12<sup>th</sup> day of September, 2013.

*Cindy Lynn Walleck*  
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.

*[Signature]*

Peter E. Manhard  
Manager

**LEGAL DESCRIPTION**

LOT 64 IN STONEGATE SUBDIVISION, PHASE <sup>2B/cjw</sup>~~B~~ AS PER PLAT THEREOF  
RECORDED JUNE 19, 2013 AS INSTRUMENT NUMBER 2013-045308 IN PLAT BOOK  
106 PAGE 43 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

