

2014 003229

2014 JAN 16 AM 10:46

MICHAEL W. BROWN  
RECORDER

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**Prepared by:**

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

Townes of Lowell Builders Incorporated  
900 Woodlands Parkway  
Vernon Hills, IL 60061

Gennifer Biancardi  
18279 Platinum Drive  
Lowell, IN 46356

**Tax Key Number:** 45-19-25-204-004.000-008

1306729

**CORPORATE DEED**

**NOT OFFICIAL!**

THE GRANTOR, Townes of Lowell Builders Incorporated, an Indiana Corporation, ("GRANTOR") for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to Gennifer Biancardi, an Individual, ("GRANTEE"), the following described real estate situated in the County of Lake State of Indiana, to wit: \*L JB

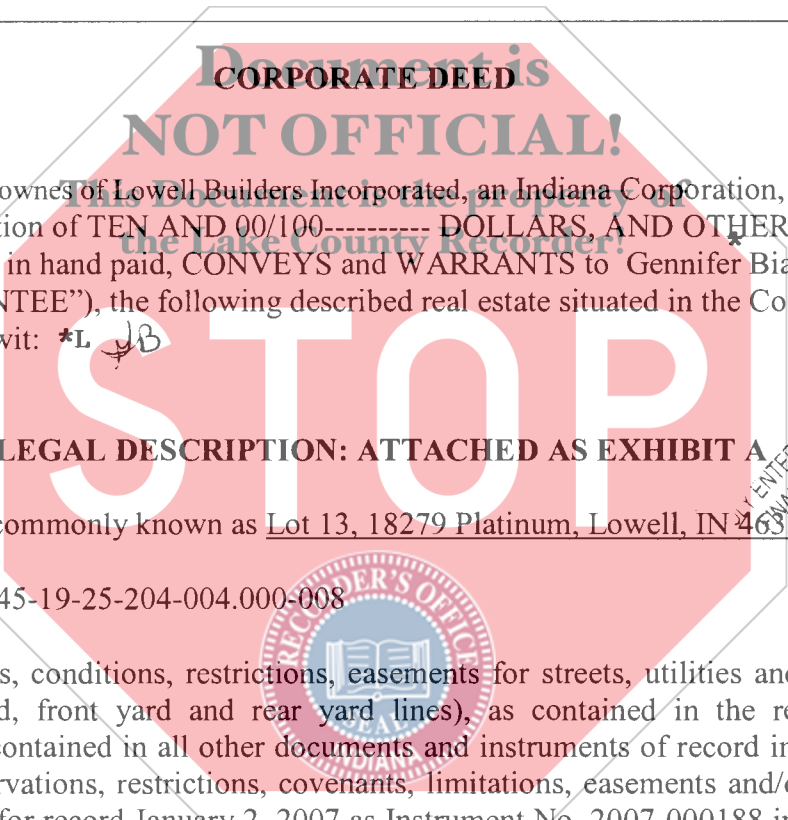
**SEE LEGAL DESCRIPTION: ATTACHED AS EXHIBIT A**

Grantee Address is commonly known as Lot 13, 18279 Platinum, Lowell, IN 46356

**Tax Key Number:** 45-19-25-204-004.000-008

Subject to covenants, conditions, restrictions, easements for streets, utilities and building lines (including side yard, front yard and rear yard lines), as contained in the recorded 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 conditions as shown on plat filed for record January 2, 2007 as Instrument No. 2007-000188 in Plat Book 100 page 75, of the Lake County Records; (b) Reservations, restrictions, covenants, limitations, easements and/or conditions as shown on plat filed for record May 16, 2007 in Instrument No. 2007-040050, and First Amendment thereto, recorded July 25, 2013 as Instrument No. 2013-054510, in the Office of the Recorder of Lake County, Indiana; (c) Taxes for 2012 due and payable in 2013 and Taxes for 2013 due in 2014.

010268



FILED FOR TAXATION PURPOSES  
FINAL ACCEPTANCE FOR TRANSFER  
JAN 15 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20.  
CF  
D2

Chicago Title Insurance Company

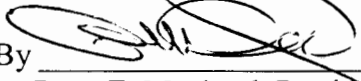
Grantor hereby certifies under oath that no gross tax is due by virtue of this deed.

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, the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation 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 full corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 14<sup>th</sup> day of November, 2013.

Townes of Lowell Builders Incorporated

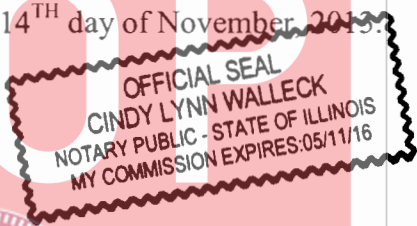
By   
Peter E. Manhard, President

STATE OF ILLINOIS )  
COUNTY OF LAKE )

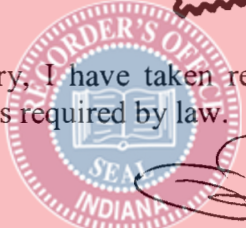
The undersigned, being a Notary Public in the State and County aforementioned, certifies that Peter E. Manhard, the President of Townes of Lowell Builders Incorporated, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person 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 14<sup>TH</sup> day of November, 2013.

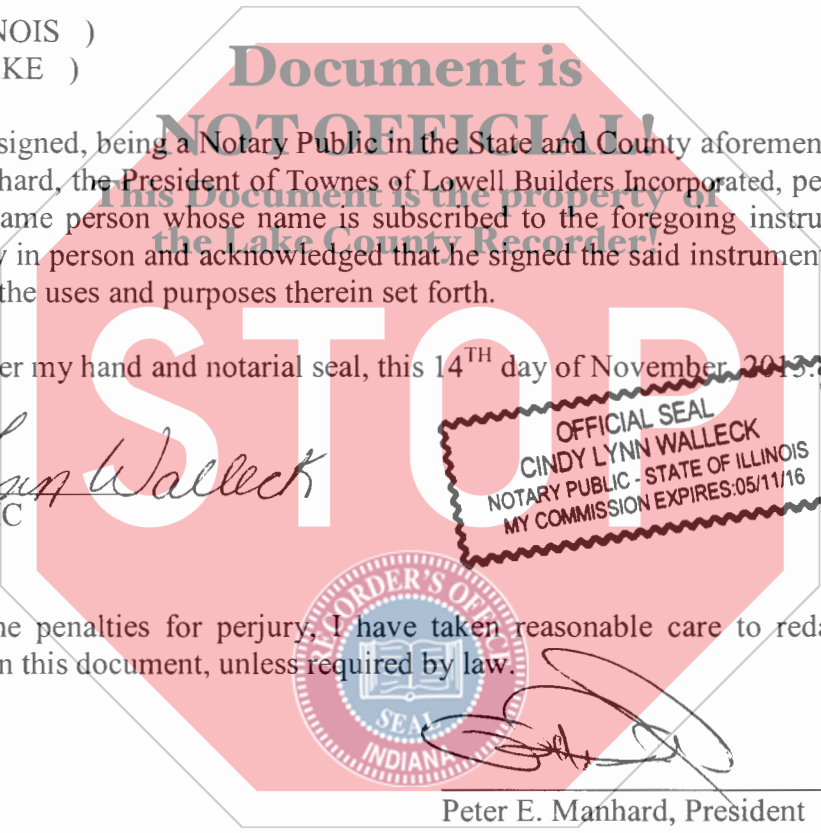
  
NOTARY PUBLIC



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, President



**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT 13 IN PROVIDENCE TOWNES OF LOWELL, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 2, 2007 IN PLAT BOOK 100, PAGE 75, AS DOCUMENT NUMBER 2007-000188 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA EXCEPT NORTHERLY 93.81 FEET.

