

2014 006704

2014 FEB -4 AM 10: 14

MICHAEL B. BROWN  
RECORDER

**Prepared by:**

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

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

Tim Albrecht  
7746 East 124<sup>th</sup> Avenue  
Crown Point, IN 46307

**Tax Key Number: 45-17-17-426-001.000-047,**

1306961

**WARRANTY DEED**

**Document is**

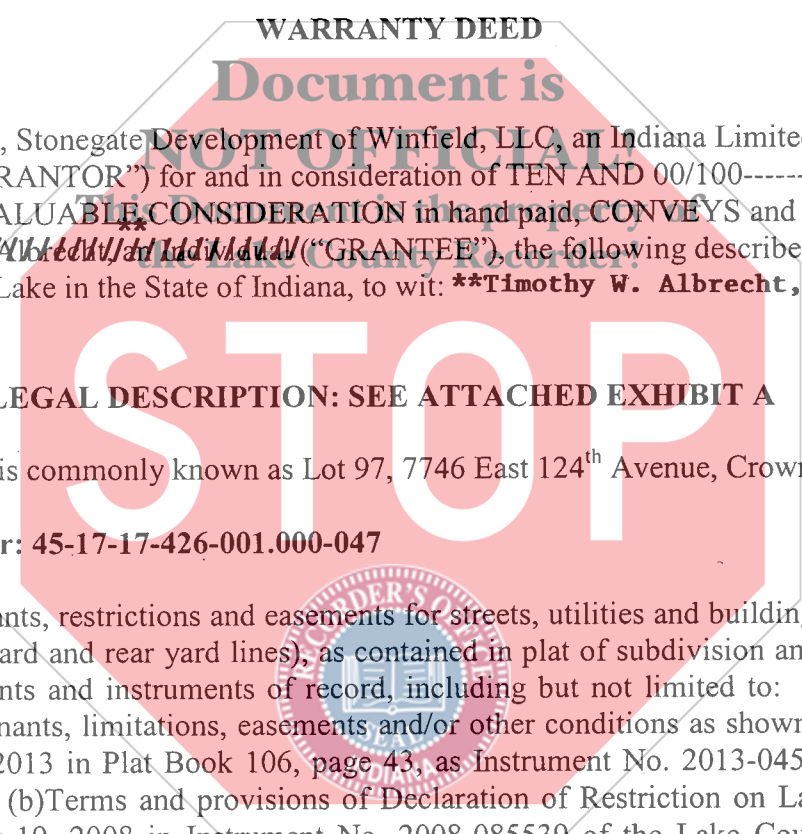
THE GRANTOR, Stonegate Development of Winfield, LLC, an Indiana Limited Liability Corporation, ("GRANTOR") for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS THE GRANTEE ~~Tim Albrecht, Individually~~ ("GRANTEE"), the following described real estate situated in the County of Lake in the State of Indiana, to wit: **\*\*Timothy W. Albrecht, Individually**

**LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A**

Grantee Address is commonly known as Lot 97, 7746 East 124<sup>th</sup> Avenue, Crown Point, IN 46307.

**Tax Key Number: 45-17-17-426-001.000-047**

Subject to covenants, restrictions and easements for streets, utilities 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 as shown on plat filed for record June 19, 2013 in Plat Book 106, page 43, as Instrument No. 2013-045308, of the Lake County Records; (b) Terms and provisions of Declaration of Restriction on Land Use filed for record December 19, 2008 in Instrument No. 2008-085539 of the Lake County Records; (c) Terms and provisions of a Sewer Installation Reimbursement Agreement entered into between the Town of Winfield and Stonegate Development of Winfield, LLC, recorded December 3, 2007 as Instrument No. 2007-094835; (d) Terms and provisions of the Town of Winfield Comprehensive Plan recorded July 17, 2008 as Instrument No. 2008-051715; (e) Terms and provisions of an Utility Easement in favor of Indiana-American Water Company, LLC dated



Chicago Title Insurance Company

\$20  
CT  
CA

20581

RECORDED FOR RECORDS  
JULY 2014  
FINAL ACCEPTANCE FOR TRANSFER  
JAN 31 2014  
PEGGY LINGA KATONA  
LAKE COUNTY RECORDER

February 28, 2013 and recorded March 1, 2013 as Instrument No. 2013-016136; (f) Taxes for 2011 due and payable in 2012 and taxes for 2012 due and payable in 2013.


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 3<sup>rd</sup> day of December, 2013.

The Stonegate Development of Winfield, LLC

By   
Peter E. Manhard, Manager

STATE OF ILLINOIS )  
COUNTY OF LAKE )

**Document is NOT OFFICIAL!**

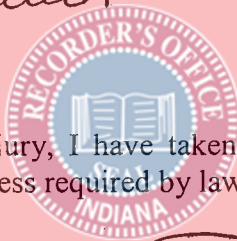
*This Document is the property of the Lake County Recorder!*

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.

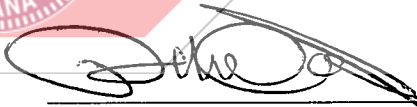
Given under my hand and notarial seal, this 3<sup>rd</sup> day of December, 2013

  
NOTARY PUBLIC

OFFICIAL SEAL  
CINDY LYNN WALLECK  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05/11/16



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 97 in Stonegate Subdivision, Phase 2B, as per plat thereof, recorded June 19, 2013, in Plat Book 106 page 43, as Instrument No. 2013-045308, in the Office of the Recorder of Lake County, Indiana.**

