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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 008099

2014 FEB 11 AM 10: 31

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:**

Kevin D. Koepl and Amanda M. Scheidt
7747 East 124th Avenue
Crown Point, IN 46307

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

1306960

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 GRANTEES Kevin D. Koepl and Amanda M. Scheidt ("GRANTEES"), as Joint Tenants with Rights of Survivorship, the following described real estate situated in the County of Lake in the State of Indiana, to wit:

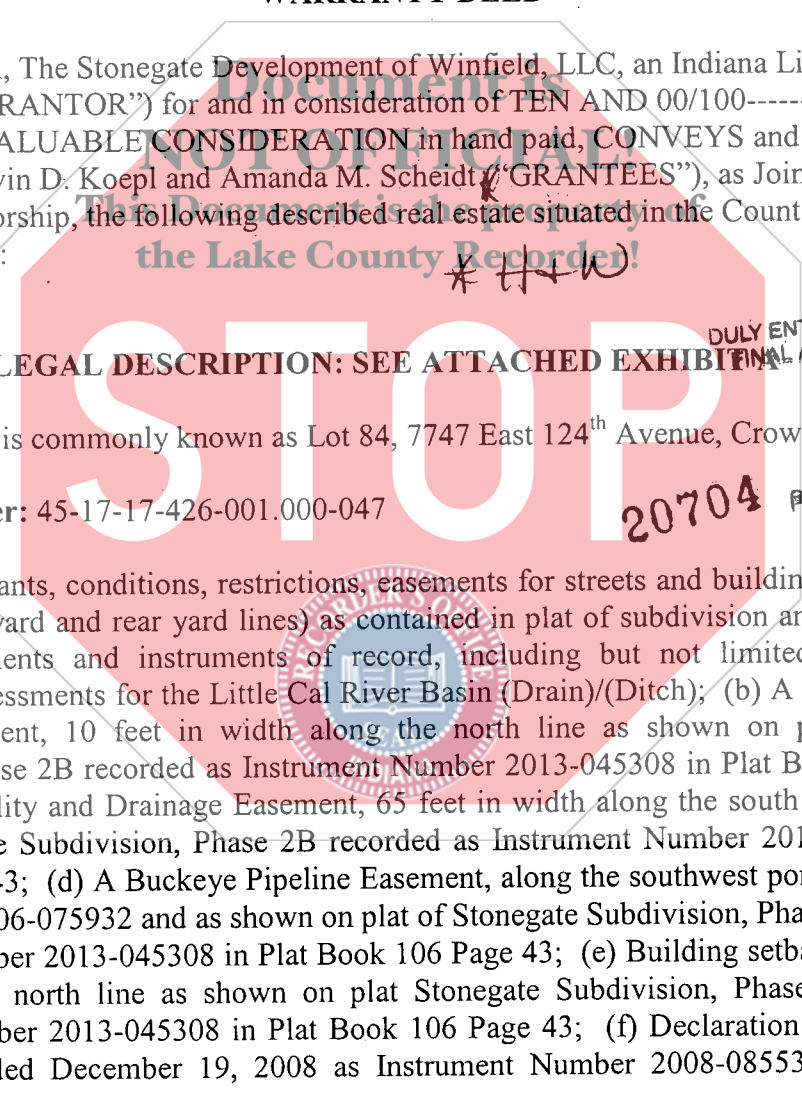
LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT

Grantee Address is commonly known as Lot 84, 7747 East 124th Avenue, Crown Point, IN 46307.

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

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) Annual maintenance assessments for the Little Cal River Basin (Drain)/(Ditch); (b) A Public Utility and Drainage Easement, 10 feet in width along the north line as shown on plat of Stonegate Subdivision, Phase 2B recorded as Instrument Number 2013-045308 in Plat Book 106 Page 43; (c) A Public Utility and Drainage Easement, 65 feet in width along the south line as shown on plat of Stonegate Subdivision, Phase 2B recorded as Instrument Number 2013-045308 in Plat Book 106 Page 43; (d) A Buckeye Pipeline Easement, along the southwest portion lot as set out in Instrument 2006-075932 and as shown on plat of Stonegate Subdivision, Phase 2B recorded as Instrument Number 2013-045308 in Plat Book 106 Page 43; (e) Building setback line 35 feet in width along the north line as shown on plat Stonegate Subdivision, Phase 2B recorded as Instrument Number 2013-045308 in Plat Book 106 Page 43; (f) Declaration of Restriction on Land use recorded December 19, 2008 as Instrument Number 2008-085539; (g) Town of

Chicago Title Insurance Company



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 07 2014

20704

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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Winfield Comprehensive Plan recorded July 17, 2008 as Instrument Number 2008-051715; (h) Sewer Installation Reimbursement Agreement by and between the Town of Winfield and Stonegate Development of Winfield, LLC recorded December 3, 2007 as Instrument Number 2007-94835; (i) 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 2nd day of December, 2013.

The Stonegate Development of Winfield, LLC

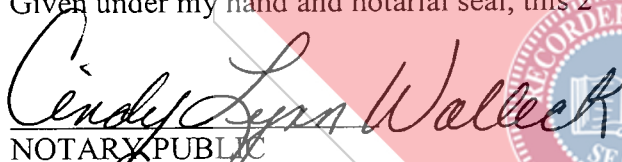
By 
Peter E. Manhard, Manager

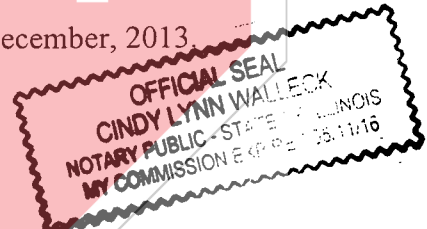
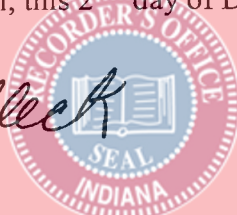
**This Document is the property of
the Lake County Recorder!**

STATE OF ILLINOIS)
COUNTY OF LAKE)

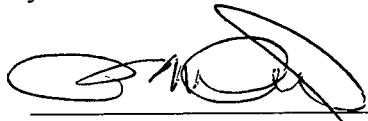
The undersigned being a Notary Public in and for the State and County aforementioned, does hereby certify that Peter Manhard, Manager of The Stonegate Development of Winfield, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 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 2ND day of December, 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 84 IN STONEGATE SUBDIVISION, PHASE 2B AS PER PLAT THEREOF
RECORDED JUNE 19, 2013 AS INSTRUMENT 2013-045308 IN PLAT BOOK 106 PAGE
43 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA**

