

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011107

2014 FEB 25 AM 10:39

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:**

Leonard J. Witkowski and
Abbey M. Witkowski
7780 East 124th Avenue
Crown Point, IN 46307

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

1306589

**Document is
WARRANTY DEED
NOT OFFICIAL!**

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

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 GRANTEES Leonard J. Witkowski and Abbey M. Witkowski, ("GRANTEES"), as husband and wife, the following described real estate situated in the County of Lake in the State of Indiana, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 21 2014

Grantee Address is commonly known as Lot 95, 7780 East 124th Avenue, Crown Point, IN 46307.

PEGGY HOLLINGA KATONA
LAKE COUNTY AUDITOR

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 of record and 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 August 14, 2012 in Plat Book 105, Page 81, as Instrument No. 2012 054412, of the Lake County Records; (b) Terms and provisions of a Sewer Installation Reimbursement Agreement by and between the Town of Winfield, Indiana, and Stonegate Development of Winfield, L.L.C., dated October 16, 2007 and recorded December 3, 2007 as Instrument No. 2007 094835; (c) Terms and provisions of a Sewer Installation Reimbursement Agreement by and between the Town of Winfield, Indiana, and Double Tree Lake Estates, L.L.C., dated December 18, 2007 and recorded January 4, 2008 as Instrument No. 2008 000789; (d) Terms and provisions of a Utility

Chicago Title Insurance Company

21032

#20

CT
G

Easement for water mains in favor of Indiana-American Water Company, Inc., dated February 28, 2013 and recorded March 1, 2013 as Instrument No. 2013 016136 (e) 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 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 6th day of November, 2013.

The Stonegate Development of Winfield, LLC

By 
Peter E. Manhard, Manager

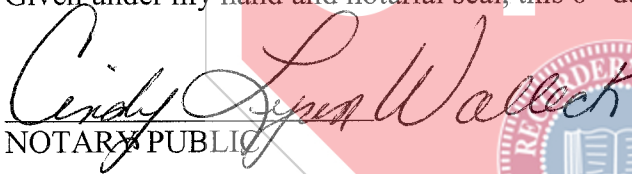
STATE OF ILLINOIS)
COUNTY OF LAKE)

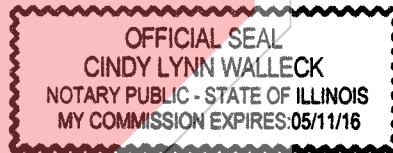
Document is NOT OFFICIAL!

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 6th 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
Manager

LEGAL DESCRIPTION

LOT 95 IN STONEGATE SUBDIVISION, PHASE 2A, ALSO DESIGNATED AS STONEGATE SUBDIVISION, PHASE 2, IN THE DEED OF DEDICATION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 105, PAGE 81, AS DOCUMENT NO. 2012-054412, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

