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2014 011894

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 FEB 28 PM 2:13

MICHAEL D. 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:**

Town of Winfield
10645 Randolph Street
Winfield, IN 46307

Tax Key Number: 45-17-17-200-010.000-047

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 TO The Town of Winfield, Lake County, Indiana, a Municipal Corporation ("GRANTEE"), the following described real estate (the "Real Estate") situated in the County of Lake in the State of Indiana, to wit:

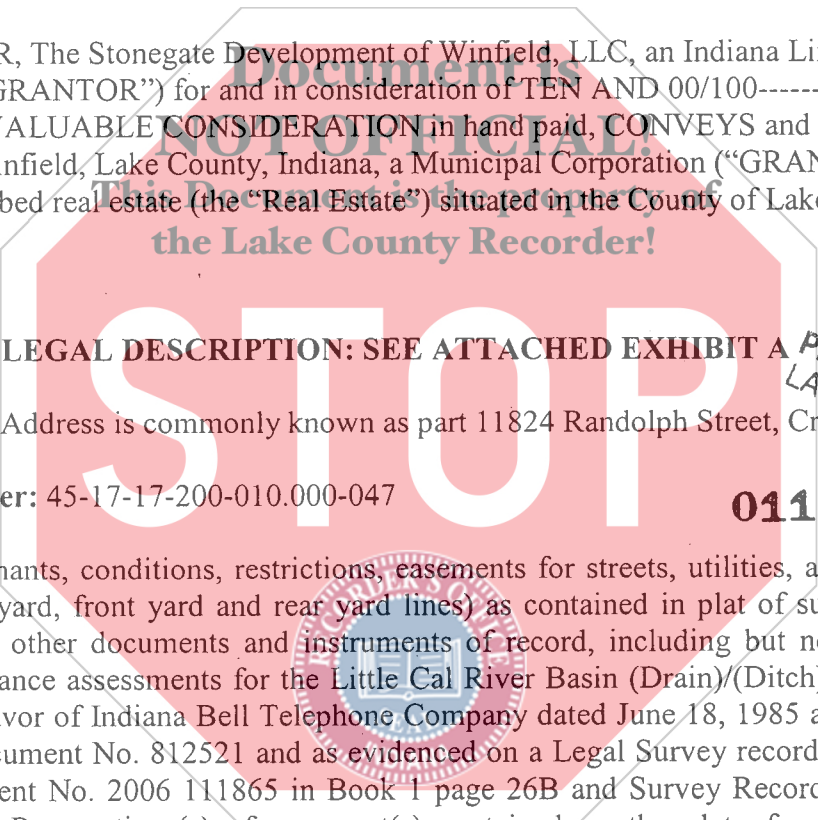
LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

The Real Estate Address is commonly known as part 11824 Randolph Street, Crown Point, IN 46307.

Tax Key Number: 45-17-17-200-010.000-047

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Subject to covenants, conditions, restrictions, 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) Annual maintenance assessments for the Little Cal River Basin (Drain)/(Ditch); (b) Easements for utilities in favor of Indiana Bell Telephone Company dated June 18, 1985 and recorded July 23, 1985 as Document No. 812521 and as evidenced on a Legal Survey recorded December 21, 2006 as Document No. 2006 111865 in Book 1 page 26B and Survey Record 16 page 39; (c) Grant(s) and/or Reservations(s) of easement(s) contained on the plat of easement recorded August 2, 2006 as Document No. 2006 067050, Survey Record 15 page 41; (d) Right of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of land taken for or lying within Randolph Street along the East side of the land; (e) Covenants, conditions and restrictions contained in Warranty Deed from Ray D. Weller and Charlotte F. Weller, husband and wife, to The Stonegate Development of Winfield, LLC, an Indiana limited liability company, recorded October 3, 2005 as Document No. 2005 086376; (f) Municipal



NON-TAXABLE
FEB 28 2014
PEGGY HOLMES KATONA
LAKE COUNTY AUDITOR

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22824
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assessments, if any, assessed against the land; (i) Rights of way for drainage tiles, feeders and laterals, if any; (g) 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 27th day of January, 2014.

The Stonegate Development of Winfield, LLC

By 
Peter E. Manhard, Manager

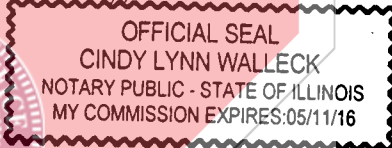
STATE OF ILLINOIS)
COUNTY OF LAKE)

**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 27th day of January, 2014.


NOTARY PUBLIC



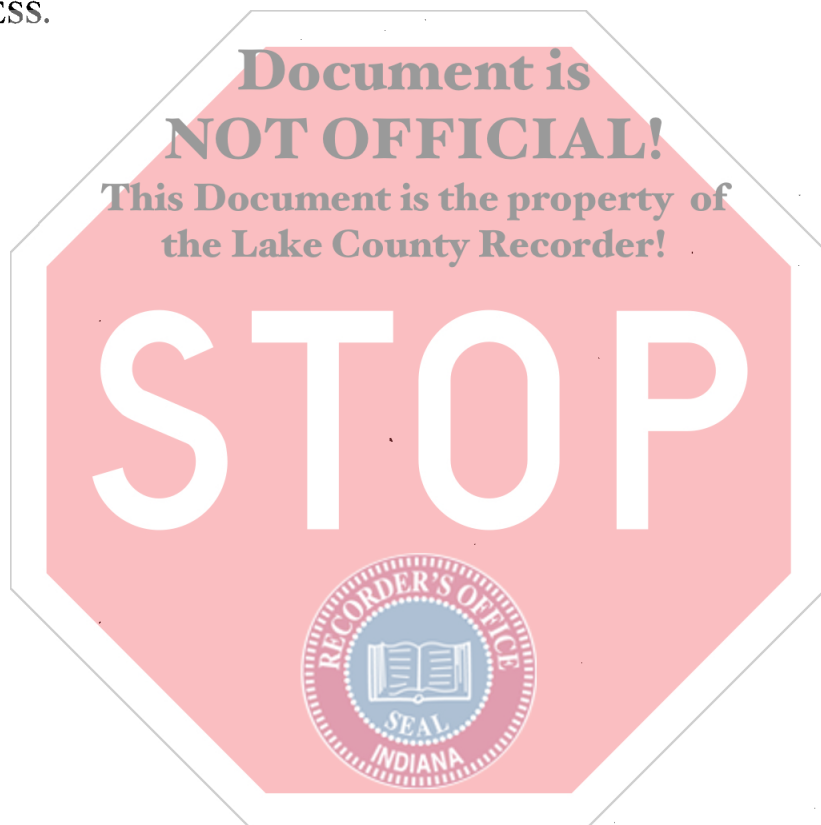
I affirm, under the penalties for perjury, I have taken reasonable care to redact each Social Security number in this document, unless required by law.


Peter E. Manhard, Manager

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER NORTH 00 DEGREES 02 MINUTES 16 SECONDS EAST A DISTANCE OF 697.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 20 SECONDS WEST A DISTANCE OF 646.81 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS EAST A DISTANCE OF 638.15 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER OF SECTION 17; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 40 MINUTES 20 SECONDS EAST A DISTANCE 646.81 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 17; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 02 MINUTES 16 SECONDS WEST A DISTANCE OF 638.15 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 9.48 ACRES, MORE OR LESS.



Acceptance by Town:

This conveyance is accepted by the Town of Winfield, Lake County, Indiana, after action at a public meeting of the Town Council of the Town of Winfield, Lake County, Indiana, and whereby the Town Council President and Town Clerk-Treasurer, respectively, were duly authorized to execute and attest this Acceptance and Acknowledgment.

TOWN OF WINFIELD, LAKE COUNTY, INDIANA,
a Municipal Corporation

By: [Signature]
Gerald T. Stigner, Town Council President

Attest: [Signature]
Richard C. Anderson, Jr., MBA
Clerk-Treasurer

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. This document page was prepared by David M. Austgen, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

