

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 015845

2014 MAR 18 AM 10:29

MICHAEL B. BROWN  
RECORDER

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1306983

Prepared by:

After recording mail to, and  
send Tax Statements to:

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

Saritra M. Titus  
12346 Perry Street  
Crown Point, IN 46307

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

**WARRANTY DEED**

Document is  
NOT OFFICIAL  
This Document is for the Lake County Recorder.  
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 GRANTEE Sarita M. Titus, ("GRANTEE"), an individual, the following described real estate situated in the County of Lake in the State of Indiana, to wit:

**LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A**

Grantee Address is commonly known as Lot 62, 12346 Perry Street, Crown Point, IN 46307.

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

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) A Buckeye Pipeline Easement, 50 feet in width along the south line as set out in Instrument Number 2006-075932 and as shown on plat of Stonegate Subdivision, Phase 2B recorded as Instrument Number 2013-045308 in Plat Book 106 Page 43; (b) Utility Easement for Indiana-American Water Company, Inc. recorded March 1, 2013 at Instrument No. 2013-016136; (c) Town of Winfield Comprehensive Plan recorded July 17, 2008 as Instrument Number 2008-051715; (d) Sewer Installation Reimbursement Agreement by and between Stonegate Development of Winfield and Stonegate Development of Winfield, LLC recorded December 3, 2007 as Instrument Number 2007-094835; (e) Covenants, conditions, and restrictions set out on Plat Book 106 page 43 and Declaration Instrument Number 2008-085539; (f) Taxes for 2012 due and payable in 2013 and taxes for 2013 due and payable in 2014.

20.  
CFJ  
DR

DAILY ENTERED FOR TAXATION SUBJECT  
AND DEPOSITED FOR TRANSFER  
MAR 14 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

21475

Chicago Title Insurance Company

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

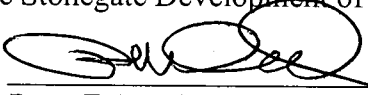
Grantor hereby expressly waives and releases any and all rights or benefit under and by virtue of any and all statues of the State of Indiana providing for the exemption of homestead from sale on execution or otherwise.

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 16<sup>th</sup> day of December, 2013.

The Stonegate Development of Winfield, LLC

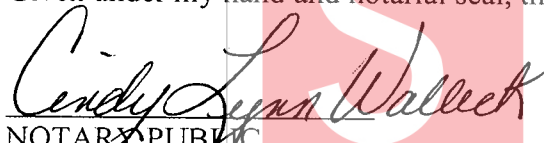
By

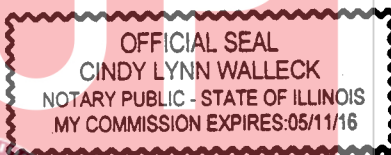
  
Peter E. Manhard, Manager

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.

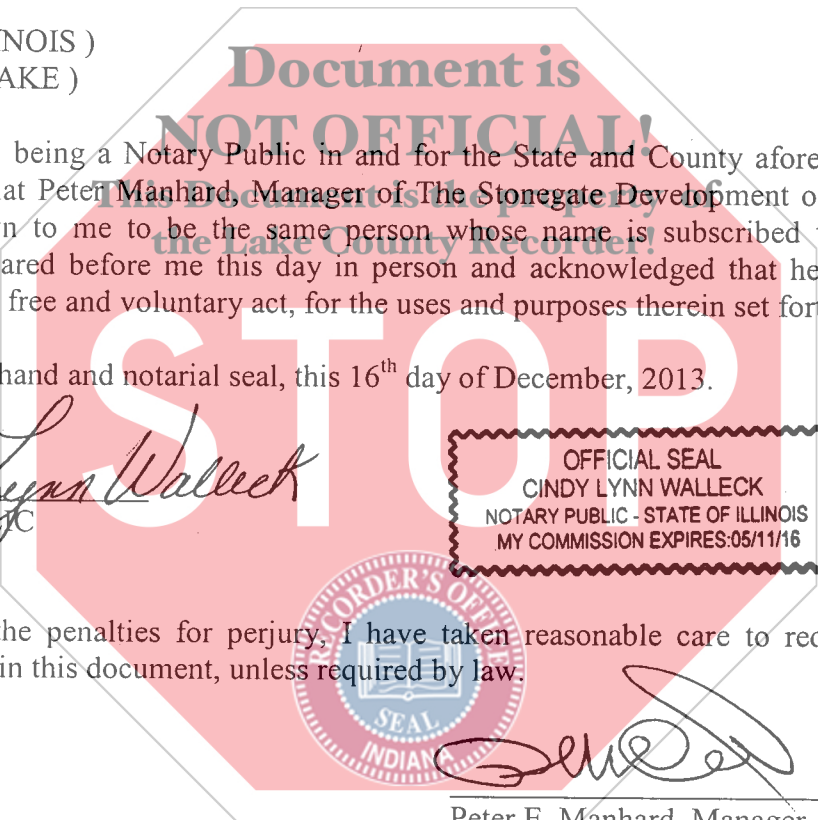
Given under my hand and notarial seal, this 16<sup>th</sup> day of December, 2013.

  
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 62 IN STONEGATE SUBDIVISION, PHASE 2B AS PER PLAT THEREOF  
RECORDED JUNE 19, 2013 AS INSTRUMENT NUMBER 2013-045308 IN PLAT BOOK  
106 PAGE 43 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

