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2014 024617

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 MAY -2 AM 10: 25

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:**

Chavonda L. Marshall-Jackson
12396 Perry Street

Crown Point, IN 46307
DUEY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

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

APR 29 2014

1307367

WARRANTY DEED

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Document is NOT BEING RECORDED IN 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 Chavonda L. Marshall ("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 65, 12396 Perry Street, Crown Point, IN 46307.

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

Subject to covenants, conditions, restrictions, utilities, 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) Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record June 19, 2008 in Instrument No. 2008 045308, in Plat Book 106, page 43, of the Lake County Records; (b) Reservations, restrictions, covenants, limitations, easements and/or other conditions, as established in Declaration of Restriction on Land Use, filed for record December 19, 2008 in Instrument No. 2008 085539, of the Lake County Records; (c) Easement for communication lines in favor of American Telephone and Telegraph Company dated December 18, 1970 and recorded June 2, 1972 as Instrument No. 150893, and as amended by instrument recorded November 29, 1973 as Instrument No. 231095; (d) Easement for communication lines in favor of American Telephone and Telegraph Company dated November 9, 1973 and recorded November 29, 1973 as Instrument No. 231094; Terms and provisions of a

20th
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01563

Chicago Title Insurance Company

Sewer Installation Reimbursement Agreement by and between the Town of Winfield and Stonegate Development of Winfield, LLC, recorded December 3, 2007 as Instrument No. 2007 094835; (d) 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 31st day of December, 2013.

The Stonegate Development of Winfield, LLC

By 

Peter E. Manhard, Manager

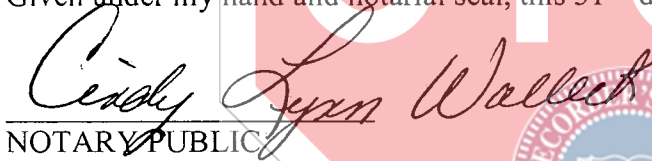
STATE OF ILLINOIS)
COUNTY OF LAKE)

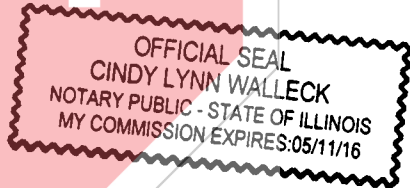
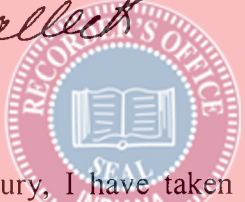
Document is NOT OFFICIAL!

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 31st 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 65 IN STONEGATE SUBDIVISION, PHASE 2B, AS PER PLAT THEREOF,
RECORDED JUNE 9, 2013 AS DOCUMENT NUMBER 2013 045308 IN PLAT BOOK
106 PAGE 43, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

