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2014 049203

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 AUG 15 AM 10:39

MICHAEL E. BROWN
RECORDER

Prepared by:

Stonegate Commons Investors LLC
Formerly Stonegate Homes of Winfield LLC
900 Woodlands Parkway
Vernon Hills, IL 60061

**After recording mail to, and
send Tax Statements to:**

Mark R. Short
11161 Orange Street
Lot 62
Crown Point, IN 46307

Tax Key Number: 45-17-08-253-009.000-047

CHICAGO TITLE INSURANCE COMPANY

1403220

WARRANTY DEED

Document is NOT ON FILE
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THE GRANTOR, Stonegate Commons Investors LLC, formerly known as Stonegate Homes of Winfield LLC, ("GRANTOR") for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to Mark R. Short, an Individual ("GRANTEE"), the following described real estate (the "Real Estate") situated in the County of Lake in the State of Indiana, to wit:

SEE LEGAL DESCRIPTION: ATTACHED AS EXHIBIT A

The Real Estate Address is commonly known as Lot 62, 11161 Orange Street, Crown Point, IN 46307

Tax Key Number: 45-17-08-253-009.000-047

Subject to covenants, conditions, restrictions, easements for streets, utilities and parking 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) Covenants, conditions, and restrictions contained in the plat of Stonegate Commons Subdivision, recorded in Plat Book 101, page 15, and in Amended Final Plat recorded January 11, 2008 in Plat Book 102, page 38; (b) Covenants, conditions, and restrictions contained in instrument, filed for record October 5, 2007, in Instrument No 2007-080170, First Amendment thereto recorded June 25, 2010 as Instrument No. 2010-036471, Amendment thereto recorded November 18, 2010 as Instrument No. 2010-067296, Correction Amendment to the First Amendment to the Declaration of Covenants, Dedications Restrictions and Easements and By-Laws for Providence Townes of Stonegate Commons recorded March 4, 2011 as Instrument Number 2011-012591, and Assignment of Declarant Rights recorded November 18, 2010 as Instrument No. 2010-067298, of the Lake County Records; (c) Reservations, restrictions, covenants, limitations,

25662

ENTERED FOR RECORD
ACCEPTANCE FOR TRANSFER
FINAL
AUG 13 2014

REGGY HOLINGA-KATONA
LAKE COUNTY RECORDER

#20
CT
CA

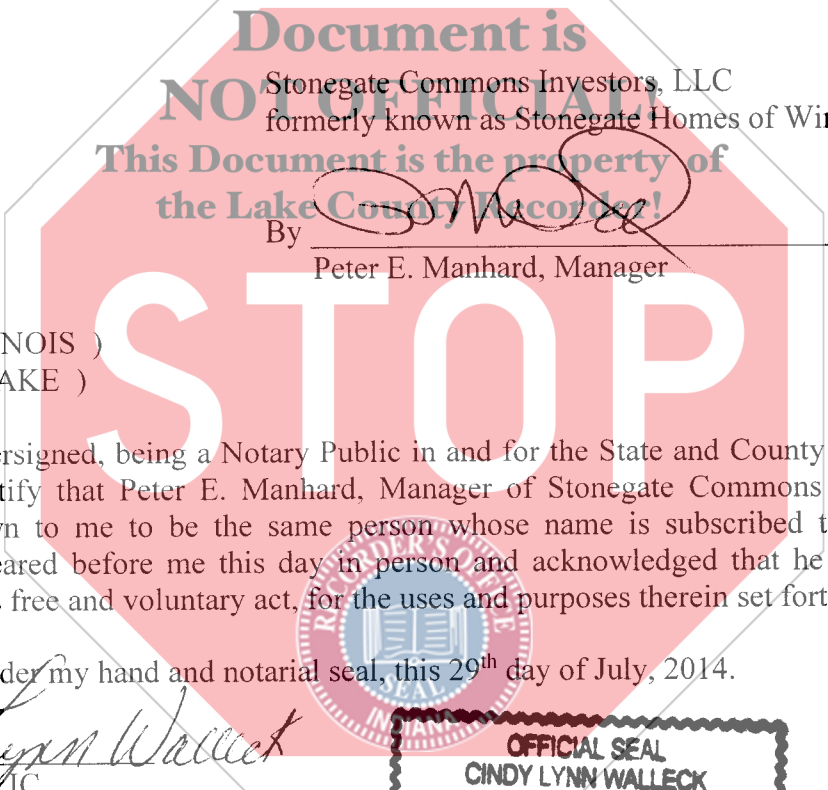
easements, and/or conditions, as established in instrument, filed for record October 5, 2007 in Instrument No. 2007 080171, Assignment of Declarant Rights recorded October 5, 2010 as Instrument No. 2010 057619, and further Assignment of Declarant Rights recorded November 18, 2010 as Instrument No. 2010 067298, of the Lake County Records; (d) Terms and provisions of a Sewer Installation Reimbursement Agreement, made by and between the Town of Winfield and Doubletree Lake Estates, L.L.C., dated December 18, 2007 and recorded January 4, 2008, as Document No. 2008-000789; (e) Taxes for 2013 due and payable in 2014 and taxes for 2014 due and payable in 2015.

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, the undersigned is the Manager of the Grantor and has been fully empowered by proper resolution, 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; that all action has been taken under Grantor's constituent documents for the making of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 29th day of July, 2014.



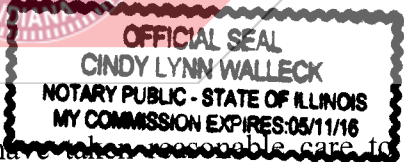
Stonegate Commons Investors, LLC
formerly known as Stonegate Homes of Winfield LLC

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 E. Manhard, Manager of Stonegate Commons Investors, 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 29th day of July, 2014.
Cindy Lynn Walleck
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
Peter E. Manhard, Manager

LEGAL DESCRIPTION

**THE NORTHERLY 33.00 FEET OF LOT 62 IN STONEGATE COMMONS
SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101 PAGE 15
AND AS AMENDED PER PLAT THEREOF, RECORDED IN PLAT BOOK 102 PAGE
38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

