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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 020311

2015 APR -7 AM 10: 53

MICHAEL B. BROWN  
RECORDER

**Prepared by:**

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

Townes of Lowell Builders, Inc.  
900 Woodlands Parkway  
Vernon Hills, IL 60061

Christopher William Baxter  
5315 Platinum Drive  
Lowell, IN 46356

**Tax Identification Number:** 45-19-25-202-004.000-008

**New Parcel Number:** 45-19-25-206-004.000-008

**Document is  
NOT OFFICIAL!**  
This Document is the property  
of the Lake County Recorder!

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 01 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

1500810

**CORPORATE DEED**

THE GRANTOR, Townes of Lowell Builders, Inc., an Indiana Corporation, ("GRANTOR") for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEY and WARRANT to Christopher William Baxter ("GRANTEE"), as an Adult, 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 23, 5315 Platinum Drive, Lowell, IN 46356.

**Tax Identification Number:** 45-19-25-202-004.000-008

**New Parcel Number:** 45-19-25-206-004.000-008

Subject to covenants and restrictions, easements for streets and utilities, and building lines (including side yard, front yard and rear yard lines), as contained in the recorded plat of subdivision and as contained in all other documents of record including but not limited to: (a) Covenants, conditions, and restrictions contained on the Plat of Providence Townes of Lowell, as recorded in Plat Book 100, Page 75 and Amended in Plat Book 106, Page 66 in the Records of Lake County, Indiana; (b) Covenants, conditions, and restrictions contained in Declaration recorded May 16, 2007 as Instrument Number 2007-040050 in the Records of Lake County, Indiana; (c) Taxes for 2013 due and payable in 2014, and taxes for 2014 due and payable in 2015.

**011256**

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CT  
AA


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 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 a duly elected officer of the Grantor and has been fully empowered by proper resolution or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation 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 full corporate action for the making of this conveyance has been duly taken.

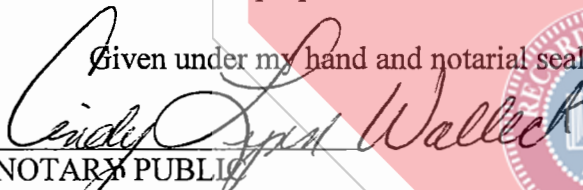
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 27<sup>th</sup> day of February, 2015.

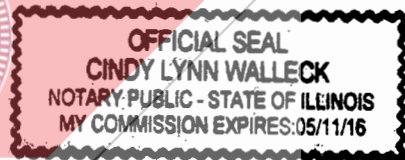
Document is NOT OFFICIAL!  
Townes of Lowell Builders, Inc  
  
Peter E. Manhard, President  
This Document is the property of the Lake County Recorder!

STATE OF ILLINOIS )  
COUNTY OF LAKE )

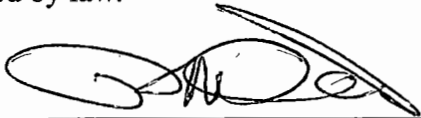
The undersigned, being a Notary Public in the State and County aforementioned, certifies that Peter E. Manhard, the President of Townes of Lowell Builders, Inc. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and 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 27<sup>th</sup> day of February, 2015.

  
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 Manhard, President

**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT 23 IN PROVIDENCE TOWNES OF LOWELL, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED NOVEMBER 13, 2013 IN PLAT BOOK 106, PAGE 66, AS DOCUMENT NUMBER 2013-061110 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE WESTERLY 66.33 FEET.

