

2015 024824

2015 APR 24 AM 10:26

MICHAEL B. BROWN  
RECORDER

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Prepared by:

After recording mail to, and  
send Tax Statements to:

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

Benito A. Aguilar  
7682 East 121<sup>st</sup> Avenue  
Crown Point, IN 46307

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

New Parcel Number: 45-17-17-426-006.000-047

1500494

**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 THE GRANTEE Benito A. Aguilar ("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:

**LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A**

The Real Estate address is commonly known as Lot 10, 7682 East 121<sup>st</sup> Avenue, Crown Point, IN 46307.

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

New Parcel Number: 45-17-17-426-006.000-047

DULY ENTERED FOR TAXATION SUBJECT  
TO ACCEPTANCE FOR TRANSFER

APR 21 2015

011575

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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) Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record June 5, 2014, in Plat Book 107, page 25, of the Lake County Records; (b) Terms and provisions of a Sewer Installation Reimbursement Agreement made by and between the Town of Winfield, Indiana, and Stonegate Development of Winfield, LLC, dated October 16, 2007 and recorded December 3, 2007 as Document No. 2007-094835; (c) Terms and provisions of a Sewer Installation Reimbursement Agreement made by and between the Town of Winfield, Indiana, and Double Tree Lake Estates, LLC, dated December 18, 2007 and recorded January 4,

20.  
CF  
DN

Chicago Title Insurance Company

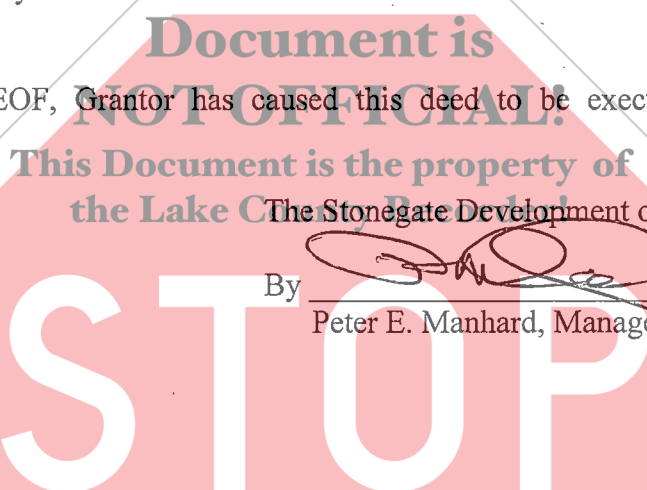
'2008 as Document No. 2008 00789; (d) Taxes for 2013 due and payable in 2014, and taxes for 2014 due and payable in 2015.

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 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 19<sup>th</sup> day of February, 2015.



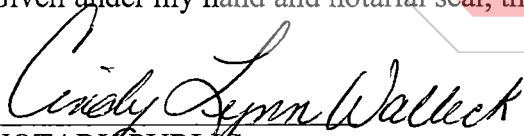
The Stonegate Development of Winfield, LLC

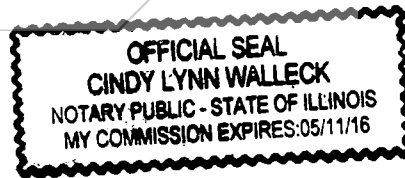
By   
Peter E. Manhard, Manager

STATE OF ILLINOIS )  
COUNTY OF LAKE )

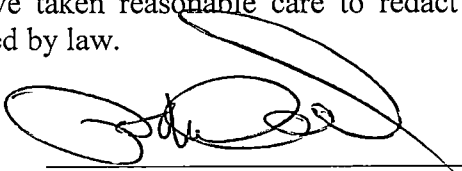
The undersigned being a Notary Public in and for the State and County aforementioned, does hereby certify that Peter Manhard, Manager of The Stonegate Development of Winfield, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 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 19<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 E. Manhard  
Manager

**LEGAL DESCRIPTION**

**LOT 10 IN STONEGATE SUBDIVISION, PHASE 3A, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 107 PAGE 25, AS DOCUMENT NO. 2014-032363, IN THE  
OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

