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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 DEC 23 AM 11:01

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:**

Kelly R. Bomar and Amber Strazzante  
12234 Perry Street  
Crown Point, IN 46307

Tax Key Number: 45-17-17-426-001.000-047  
New Parcel Number: 45-17-17-428-007.000-047

Chicago Title Insurance Company

**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~~ DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to Kelly R. Bomar and Amber Strazzante ("GRANTEES") 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 54, 12234 Perry Street, Crown Point, IN 46307.

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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 conditions, as established in Instruments filed for record June 5, 2014 as Instrument #32363 in Plat Book 107, page 25, in the Lake County Records; (b) Terms and conditions of Sewer Installation Reimbursement Agreement by and between the Town of Winfield and Stonegate Development of Winfield, LLC dated October 16, 2007 and recorded December 3, 2007 as Instrument Number 2007-094535; (c) Terms and conditions of Sewer Installation Reimbursement Agreement by and between the Town of Winfield and Double Tree Lake Estates, LLC dated December 18, 2007 and recorded January 4, 2008 as Instrument Number 2008-000789; Taxes for 2014 due and payable in 2015 and taxes for 2015 due and payable in 2016.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
DEC 22 2015

JOHN E. PETALAS  
LAKE COUNTY CLERK

017860

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

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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 17<sup>th</sup> day of December, 2015.

The Stonegate Development of Winfield, LLC

By [Signature]  
Kris L. Anderson, Authorized Representative

STATE OF ILLINOIS )  
COUNTY OF DeWitt )

The undersigned being a Notary Public in and for the State and County aforementioned, does hereby certify that Kris L. Anderson, an authorized representative for 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 she signed the said instrument as Her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17 day of December, 2015

[Signature]  
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.

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

[Signature]  
Kris L. Anderson, Authorized Representative

**STOP**



EXHIBIT A

LEGAL DESCRIPTION

LOT 54 IN STONEGATE SUBDIVISION, PHASE 3A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 107 PAGE 25 ON JUNE 5, 2014 AS DOCUMENT NO. 2014-032363, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN #

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New Parcel Number: 45-17-17-428-007.000-047

ADDRESS

12234 Perry Street  
Crown Point, IN 46307

