

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 016951

2016 MAR 21 AM 10:27

MICHAEL B. BROWN
RECORDER

After Recording Mail Deed and Tax Bills to:

Grantee's Address:

Brooke E. Fields

Annette M. Fields

11189 Vermont Circle

Crown Point, IN 46307

SPECIAL WARRANTY DEED

Document is

NOT OFFICIAL!
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the Lake County Recorder!

This Indenture Witnesseth, that **ATM DEVELOPMENT, LLC**, an Indiana limited liability company whose address is 3104 Lakeside Drive, Highland, Indiana 46322 (Grantor), conveys and warrants to **BROOKE E. FIELDS and ANNETTE M. FIELDS**, husband and wife (collectively, the "Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

BUILDING 100 ENVELOPE, A PART OF PHASE ONE OF CONDOMINIUMS AT EDGEWATER, AN ADDITION TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA AS SHOWN IN PLAT BOOK 103, PAGE 93 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 99, EDGEWATER PHASE ONE, AN ADDITION TO THE CITY OF CROWN POINT AS SHOWN IN PLAT BOOK 92, PAGE 94 IN SAID RECORDER'S OFFICE, SAID POINT OF COMMENCEMENT BEING ALONG A CURVE BEING THE EASTERLY LINE OF SAID PHASE ONE, SAID CURVE BEING, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44 DEGREES 49 MINUTES 23 SECONDS, AN ARC LENGTH OF 125.17 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST ALONG SAID LINE, 30.0 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY AND, HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 46 MINUTES 38 SECONDS, AN ARC LENGTH OF 25.79 FEET TO THE POINT OF BEGINNING OF SAID ENVELOPE 100; THE FOLLOWING FIVE COURSES ARE ALONG THE BOUNDS OF ENVELOPE 100 AS SHOWN ON SAID RECORD PLAT; 1.) THENCE CONTINUING SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 31 MINUTES 23 SECONDS, AN ARC LENGTH OF 51.48 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE; 2.) THENCE SOUTH 55 DEGREES 48 MINUTES 52 SECONDS WEST ALONG SAID LINE, 99.91 FEET; 3.) THENCE NORTH 24 DEGREES 11 MINUTES 08 SECONDS WEST, 84.45 FEET; 4.) THENCE NORTH 65 DEGREES 48 MINUTES 52 SECONDS EAST, 106.00 FEET; 5.) THENCE SOUTH 24 DEGREES 11 MINUTES 08 SECONDS EAST, 16.35 FEET TO THE POINT OF BEGINNING.

UNITS 1001, 1002, 1003 AND 1004 IN BUILDING 100 IN CHATEAU DE MARIE CONDOMINIUMS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AND LIMITED COMMON AREAS APPERTAINING THERETO.

(See Attached Legal Description)

Parcel No: 45-16-10-280-015.000-042 Parcel No's: 45-16-10-281-002.000-042, Unit 1002

45-16-10-281-001.000-042, Unit 1001

Subject to those matters listed in Exhibit A.

45-16-10-281-003.000-042, Unit 1003

45-16-10-281-004.000-042, Unit 1004

**FIDELITY NATIONAL
TITLE COMPANY**

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 18 2016

001608

JOHN E. PETALAS
LAKE COUNTY AUDITOR

92015-3257 ✓

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HW

All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor.

The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution 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 situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary company action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this deed this 27th day of February, 2016.

Document is NOT OFFICIAL!
ATM DEVELOPMENT, LLC
By: Mark Kendra
Mark Kendra, Its Manager

This Document is the property of the Lake County Recorder!

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

ACKNOWLEDGEMENT

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for the said County and State, personally appeared Mark Kendra as Manager of ATM Development, LLC, who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 29 day of February, 2016.

My Commission Expires: 2/23/24

Resident of LAKE County, INDIANA



THIS DOCUMENT PREPARED BY:
GREG A. BOUWER, ATTORNEY ID. NUMBER 16368-53
KORANSKY, BOUWER & PORACKY, P.C., 425 JOLIET STREET, SUITE 425, DYER, IN 46311

Exhibit A

PERMITTED EXCEPTIONS

1. Taxes for the year 2015 due and payable in 2016 and thereafter.
2. Taxes for the year 2016 due and payable in 2017 which are a lien not yet due and payable.
3. Easements, if any, which appear of record.
4. Assessments, public or private, if any, which appear of record.
5. Reservations, leases or exceptions for minerals or mineral rights, if any, which appear of record.
6. Building setback requirements as shown on the plat of the subdivision.
7. Easements for public utilities and/or drainage as shown on plat.
8. Terms and provisions of a Sewer Recapture Agreement made by and between the City of Crown Point, Lake County, Indiana and AMCO Development, LLC dated October 25, 2011 and recorded February 24, 2012 as Document No. 2012 013652.
9. Declaration recorded as Document No. 2012 049720 in the Office of the Recorder of Lake County, Indiana.
10. Community Declaration for Edgewater recorded on September 22, 2014 as Document No. 2014 057594 and as subsequently amended and related instrument recorded May 27, 2015 as Document No. 2015 032299 and assignment and acceptance of Declarant rights recorded May 27, 2015 as Document No. 2015 032300 in the Office of the Recorder of Lake County, Indiana.
11. Drainage and other assessments not due and payable at Closing.
12. Applicable zoning and building laws and ordinances
13. Acts done or suffered by Buyer or anyone claiming by, through or under Buyer.
14. Streets and highways, if any.
15. Utility easements, if any.
16. Covenants, conditions, declarations, restrictions, and easements of record.
17. Liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer.



Order No. : 920153257
Revision No. 1, 2/4/16

EXHIBIT "B"

Units 1001, 1002, 1003 and 1004 in Building 100 in Chateau De Marie Condominiums,
created by Declaration recorded September 22, 2014 as Document 2014 057593, in the Office
of the Recorder of Lake County, Indiana, together with an undivided interest in the common
and limited common areas appertaining thereto.

