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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 034719

2016 JUN -6 AM 11:40

MICHAEL B. BROWN
RECORDER

1601157

Prepared by:

After recording mail to, and
send Tax Statements to:

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

Thomas L. Groen and Carrissa B Groen
12250 Parke Court North
Crown Point, IN 46307

Tax Key Number: 45-17-17-426-001.000-047
New Parcel Number: 45-17-17-432-005.000-047

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NOT OFFICIAL!**

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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 to Thomas L. Groen and Carrissa B Groen ("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 40, 12250 Parke Court North, 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 August 11, 2015 as Instrument #2015 053753 in Plat Book 108, page 37, in the Lake County Records; (b) Reservations, restrictions, covenants, limitations, easements and/or conditions as established in the instrument filed for record August 3, 2007 as Instrument No. 2007 063415, in the Lake County Records; (c) Taxes for 2015 due and payable in 2016 and taxes for 2016 due and payable in 2017.

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 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.

Chicago Title Insurance Company



JUN 03 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CK# 1820500757

\$20.00
JAS
003128

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 16th day of May, 2016.

The Stonegate Development of Winfield, LLC

By [Signature]
Kris L. Anderson, Authorized Representative

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

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 16 day of May, 2016.

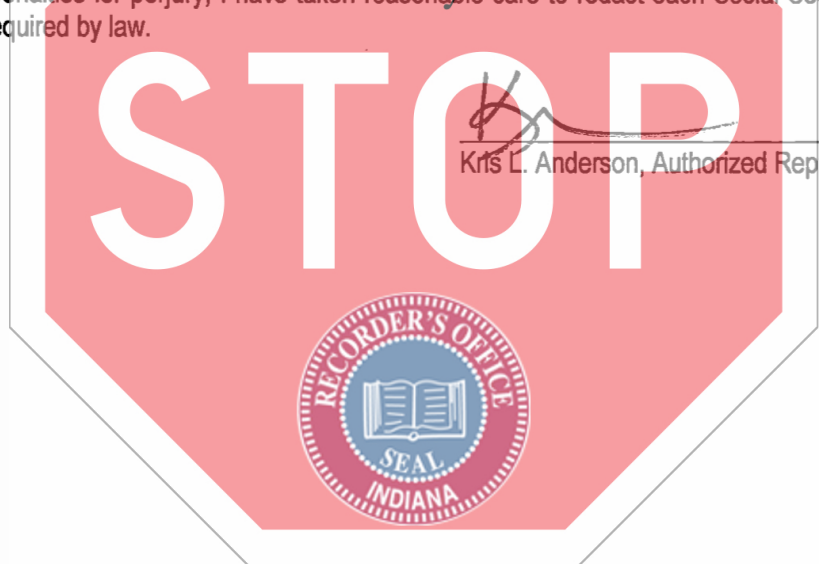
[Signature]
NOTARY PUBLIC

Document is NOT OFFICIAL

OFFICIAL SEAL
R HUEGE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/19/17

This Document is the property of the Lake County Recorder!

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.



[Signature]
Kris L. Anderson, Authorized Representative

EXHIBIT A

LEGAL DESCRIPTION

LOT 40 IN STONEGATE SUBDIVISION, PHASE 5, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF WINFIELD, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2015 1N BOOK 108, PAGE 37, AS DOC. NO. 2015 - 053753 IN LAKE COUNTY, INDIANA.

PIN #

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ADDRESS

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Crown Point, IN 46307

