

3

2016 049892

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 AUG -3 AM 10: 52

MICHAEL D. BROWN  
RECORDER

1603325

**Prepared by:**

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

Tax Key Number: 45-17-17-426-001.000-047  
New Parcel Number: 45-17-17-431-001.000-047

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

Kevin Quirk:  
7543 E. 121st Avenue  
Crown Point, IN 46307

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 Kevin Quirk *et al* ("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 18, 7543 E. 121st Avenue, Crown Point, IN 46307

Tax Key Number: 45-17-17-426-001.000-047  
New Parcel Number: 45-17-17-431-001.000-047

*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 in Plat Book 108, Page 38 filed for record as Instrument No. 2015 053754 on August 11, 2015 with the Office of the Lake County Recorder; (b) Reservations, restrictions, covenants, limitations, easements and/or other conditions filed for record as Instrument No. 2007 063415 on August 3, 2007 with the Office of the Lake County Recorder; (c) 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 094835; (d) 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.

014279

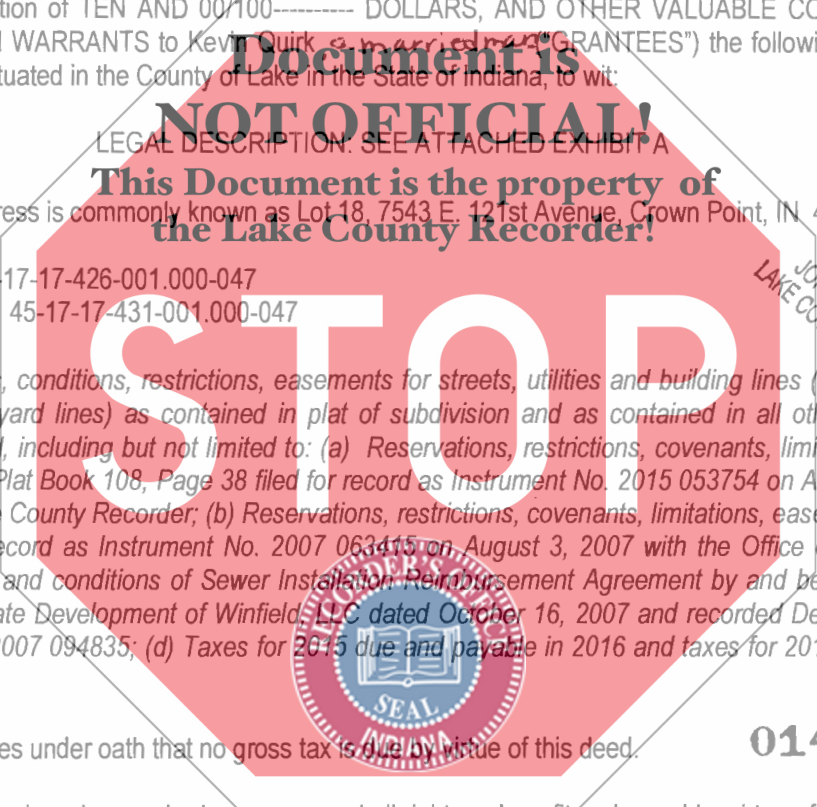
Grantor hereby expressly waives and releases any and all rights or benefit under and by virtue of any and all statutes of the State of Indiana providing for the exemption of homestead from sale on execution or otherwise.

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.

\$2900  
\$15

1820501033

Chicago Title Insurance Company



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
AUG 01 2016  
JOHN E. PETALAS  
LAKE COUNTY ALTROR

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 28<sup>th</sup> day of July, 2016.

The Stonegate Development of Winfield, LLC

By [Signature]  
Kris L. Anderson, Authorized Representative

STATE OF ILLINOIS     )  
COUNTY OF DUPAGE    )

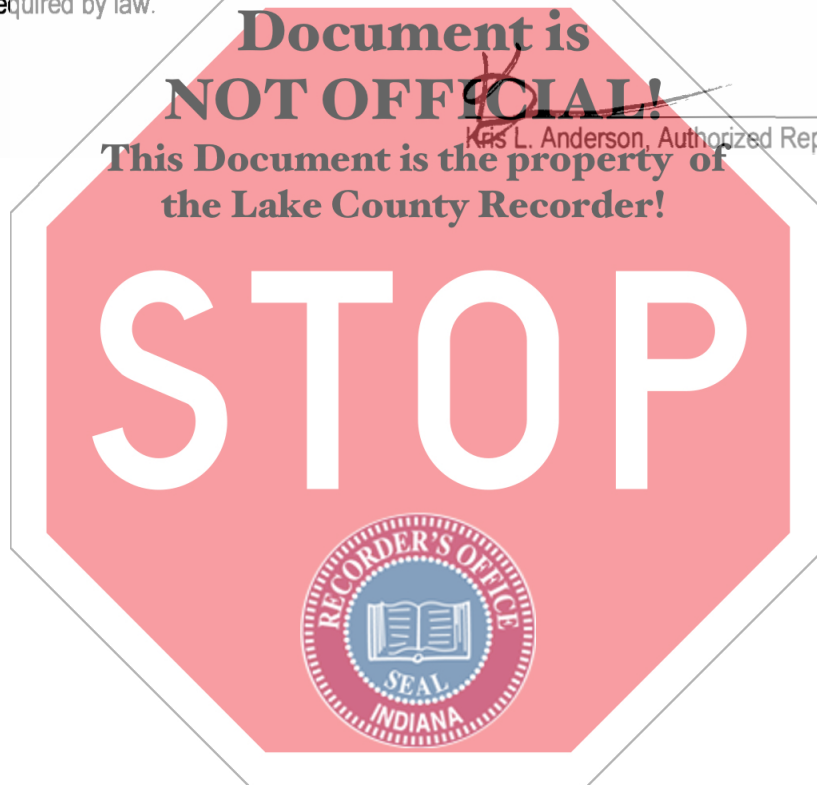
The undersigned being a Notary Public in and for the State and County aforementioned, does hereby certify that Kris L. Anderson, an authorized representative for The Stonegate Development of Winfield, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 28<sup>th</sup> day of July, 2016.

[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.



[Signature]  
Kris L. Anderson, Authorized Representative

EXHIBIT A

LEGAL DESCRIPTION

LOT 18 IN STONEGATE SUBDIVISION - PHASE 6, BEING A SUBDIVISION OF A 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 IN BOOK 108 OF PLATS, PAGE 38 AS DOCUMENT NO. 2015-053754, IN LAKE COUNTY, INDIANA.

PIN #

Tax Key Number: 45-17-17-426-001.000-047  
New Parcel Number: 45-17-17-431-001.000-047

ADDRESS

7543 E. 121<sup>st</sup> Avenue  
Crown Point, IN 46307

