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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 059114

2016 AUG 30 AM 10: 54

MICHAEL B. BROWN  
RECORDER

1604014

Prepared by:

After recording mail to, and  
send Tax Statements to:

Stonegate Commons Investors LLC  
Formerly Stonegate Homes of Winfield LLC  
900 Woodlands Parkway  
Vernon Hills, IL 60061

Cesar Garcia and Laura M Garcia  
7510 E. 111<sup>th</sup> Avenue  
Crown Point, IN 46307

Tax Key Number: 45-17-08-251-026.000-047



This Document is the property of  
the Lake County Recorder!

WARRANTY DEED

THE GRANTOR, Stonegate Commons Investors LLC, formerly known as Stonegate Homes of Winfield, LLC ("GRANTOR"), for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to Cesar Garcia and Laura M Garcia ("GRANTEES"), the following described real estate situated in the County of Lake in the State of Indiana, to wit:

\* Husband & wife

SEE LEGAL DESCRIPTION: ATTACHED AS EXHIBIT A

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Grantee Address is commonly known as Lot 50, 7510 E. 111<sup>th</sup> Avenue, Crown Point, IN 46307

AUG 29 2016

Tax Key Number: 45-17-08-251-026.000-047

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, conditions, and restrictions as shown on plat filed for record March 26, 2007 in Plat Book 101, page 15, of the Lake County Records; (b) Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record October 5, 2007, in Instrument No. 2007 080170 and amended on November 18, 2010 in Instrument No. 2010 067296; (d) Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record October 5, 2007, in Instrument No. 2007 080171 and amended on June 25, 2010 as Instrument No. 2010 036471 and amended again on March 4, 2011 as Instrument No. 2011 012591; (e) Terms and provisions of a Sewer Installation Reimbursement Agreement, made by and between the Town of Winfield and Doubletree Lake Estates, L.L.C., dated December 18, 2007 and recorded January 8, 2008, as Document No. 2008-000789; (f) Taxes for 2015 due and payable in 2016 and taxes for 2016 due and payable in 2017.

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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, the undersigned is the Manager of the Grantor and has been fully empowered by proper resolution, 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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Oct 18 20 501078

Chicago Title Insurance Company

State of its origin and, where required, in the State where the subject real estate is situated; that all action has been taken under Grantor's constituent documents for the making of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 22nd day of August, 2016.

Stonegate Commons Investors, LLC  
formerly known as Stonegate Homes 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 Stonegate Commons Investors, 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 22nd day of August, 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

THE WEST 40.67 FEET OF LOT 50 IN THE AMENDED PLAT OF STONEGATE COMMONS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 11, 2008 IN PLAT BOOK 102, PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN #

45-17-08-251-026.000-047

ADDRESS

7510 E. 111<sup>th</sup> Avenue  
Crown Point, IN 46307

