

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 020730

2017 MAR 31 AM 11:43

MICHAEL B. BROWN
RECORDER

1700010

Chicago Title Insurance Company

Prepared by:

After recording mail to, and
send Tax Statements to:

Providence Homes at Regency, Inc.
700 Springer Drive
Lombard, IL 60148

Albert Garcia and Leticia Garcia
1224 Sawgrass Drive
Griffith, IN 46319

Tax Key Numbers:

45-11-11-276-041.000-033

**Document is
NOT OFFICIAL!**

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

WARRANTY DEED

THE GRANTOR, Providence Homes at Regency, Inc., an Indiana corporation, ("Grantor") for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to Albert Garcia and Leticia Garcia ("Grantees") the following described real estate situated in the County of Lake in the State of Indiana, to wit:

SEE LEGAL DESCRIPTION ATTACHED EXHIBIT A

Grantee Addresses are commonly known as: Lot 9, 1224 Sawgrass Drive, Griffith, IN 46319

Tax Key Numbers:

45-11-11-276-041.000-033

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 29 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Subject to (a) Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record on February 23, 2007 in Plat Book 100 Page 99, and as amended on November 14, 2007 in Plat Book 102 Page 14 of the Lake County Records; (b) Reservations, restrictions, covenants, limitations, easements, and/or conditions as established and filed for record February 23, 2007 as Instrument No. 2007 015633 and on May 14, 2013 as Instrument No. 2013 033999 of the Lake County Records; (c) Taxes for 2016 due and payable in 2017 and taxes for 2017 due and payable in 2018.

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 corporation 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 full corporate action for the making of this conveyance.

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 24th day of March, 2017.

Providence Homes at Regency, Inc.

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 of Providence Homes at Regency, Inc., an Indiana corporation, 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 this 24th day of March, 2017.
[Signature]
NOTARY PUBLIC



Commission Expires: 08/19/17

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

This instrument prepared by
and after recording return to:

Kimberly A. Lang
Providence Homes at Regency, Inc.
700 Springer Drive
Lombard, Illinois 60148
(630) 925-1057

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 9 IN TRAIL CREEK - UNIT ONE, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF GRIFFITH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 99, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN NUMBER

45-11-11-276-041.000-033

ADDRESS & PIN NUMBERS:

1224 Sawgrass Drive, Griffith, IN 46319

