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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 042955

2017 JUL 13 AM 10:46

MICHAEL B. BROWN  
RECORDER

Mail tax bills to:  
Stonegate of Winfield Homeowners Association Inc.  
c/o 1<sup>st</sup> American Management Co. Inc.  
3408 Enterprise Avenue  
Valparaiso, IN 46383

THIS CONVEYANCE IS FOR NO CONSIDERATION

DEED

CHICAGO TITLE INSURANCE COMPANY

THIS INDENTURE WITNESSETH, THE STONEGATE DEVELOPMENT OF WINFIELD, LLC, an Indiana limited liability company ("Grantor"), conveys and grants all right, title and interest to **STONEGATE OF WINFIELD HOMEOWNERS ASSOCIATION INC.**, an Indiana non-profit corporation ("Grantee"), for and in consideration of One (\$1.00) Dollar and other valuable consideration, the real estate located in Lake County, Indiana, and more particularly described as follows:



Outlots A and B in Stonegate Subdivision - Phase 1, according to the Plat thereof recorded in Plat Book 101 Page 16, in the Office of the Recorder of Lake County, Indiana.

Outlot C in Stonegate Subdivision - Phase 4, according to the Plat thereof recorded in Plat Book 107 Page 63, in the Office of the Recorder of Lake County, Indiana.

Outlot D in Stonegate Subdivision - Phase 3A, according to the Plat thereof recorded in Plat Book 107 Page 25 in the Office of the Recorder of Lake County, Indiana.

Parcel #s: 45-17-17-429-011.000-047 (Outlot A); 45-17-17-477-001.000-047 (Outlot B); 45-17-17-482-005.000-047 (Outlot C); and 45-17-17-400-017.000-047 (Outlot D)

Subject to:

1. Real estate taxes, together with delinquency and penalty, if any, and all other assessments whatsoever, which are due and payable.
2. All easements, conditions, covenants, agreements and restrictions of record, including the Declaration of Covenants, Dedications, Restrictions, and Easements and By-Laws recorded against the Outlots as Document No. 2007 063415 in the Lake County, Indiana Recorder's Office.
3. Zoning and building laws.
4. Further, the conveyance is subject to all of the rights of Grantor under the Declaration recorded against the Outlots as Document No. 2007 063415 in the Lake County, Indiana Recorder's Office.

IN WITNESS WHEREOF, the party executes this Deed on this 5 day of <sup>July</sup> ~~June~~, 2017.

"GRANTOR"

THE STONEGATE DEVELOPMENT OF WINFIELD, LLC  
an Indiana limited liability company

84356c inv.

By:

Name: PETER MANGARD  
Title: MANAGER

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

CTIC Has made an accomodation  
recording of the instrument.

JUL 12 2017

25-AM

040660

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

1820503343

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By:

**AFFIRMATION**

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ Greg A. Bouwer

STATE OF ILLINOIS

COUNTY OF LAKE

**Document is NOT OFFICIAL!**

Before, the undersigned, a Notary Public and in for said County and State, this 5 day of ~~June~~<sup>July</sup>, 2017, personally appeared PETER MANFARO of type, to be developed of Winfield LLC, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

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

Cynthia C. Bandy  
Notary Public

My Commission Expires: 09/18/18  
Resident of LAKE County

OFFICIAL SEAL  
CYNTHIA C BANDY  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/18/18



**THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:  
GREG A. BOUWER, ESQ.,  
KORANSKY, BOUWER & PORACKY, PC  
425 JOLIET STREET, SUITE 425  
DYER, IN 46311**