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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 043811

2017 JUL 18 AM 10:51

MICHAEL B. BROWN  
RECORDER

1702711

Prepared by:

After recording mail to, and  
send Tax Statements to:

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

Brett Beatty  
7757 E. 120<sup>th</sup> Avenue  
Crown Point, IN 46307

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Tax Key Number: 45-17-17-200-010.000-047  
New Parcel Number: 45-17-17-277-002.000-047

JUL 17 2017

Document is  
**NOT OFFICIAL!**  
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the Lake County Recorder!

JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
031156

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 Brett Beatty ("GRANTEE") the following described real estate (the "Real Estate") situated in the County of Lake in the State of Indiana, to wit: *bb* *CA*

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

The Real Estate address is commonly known as Lot 70, 7757 E. 120<sup>th</sup> Avenue, 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 in Plat Book 109, Page 60 filed for record as Instrument No. 2016 079444 on November 22, 2016 with the Office of the Lake County Recorder; (b) Reservations, restrictions, covenants, limitations, easements and/or other conditions filed for record as Instrument No. 2016 087801 on December 27, 2016 with the Office of the Lake County Recorder; (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 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.

*25- Rm*

*1820503524*

Chicago Title Insurance Company

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 12<sup>th</sup> day of July, 2017.

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 12<sup>th</sup> day of July, 2017.

[Signature]  
NOTARY PUBLIC

**Document is NOT OFFICIAL!**  
ROXANNE HUEGE  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Mar 15, 2021

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

EXHIBIT A

LEGAL DESCRIPTION

LOT 70 IN PROVIDENCE AT STONEGATE - PHASE 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGE 60, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN #

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ADDRESS

7757 E. 120<sup>th</sup> Avenue  
Crown Point, IN 46307

