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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 062729

2017 SEP 14 AM 11:39

MICHAEL B. BROWN  
RECORDER

CTHW 1700092

Chicago Title Insurance Company

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

Christina T. Higgins  
7759 E. 111th Place  
Crown Point, IN 46307

FILED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Tax Key Number: 45-17-08-277-011.000-047

SEP 13 2017



This Document is the property of  
the Lake County Recorder!

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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 Christina T. Higgins ("GRANTEE"), the following described real estate situated in the County of Lake in the State of Indiana, to wit:

SEE LEGAL DESCRIPTION: ATTACHED AS EXHIBIT A

005145

Grantee Address is commonly known as Lot 69, 7759 E. 111th Place, Crown Point, IN 46307

Tax Key Number: 45-17-08-277-011.000-047

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; (c) 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; (d) 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; (e) 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 Limited Liability Company in good standing in the

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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 8<sup>th</sup> day of September, 2017.

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 8<sup>th</sup> day of Sept, 2017.

[Signature]  
NOTARY PUBLIC

**NOT OFFICIAL!**

This Document is the property of  
the Lake County Recorder!

ROXANNE HUEGE  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Mar 15, 2021

**STOP**

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 69 IN STONEGATE COMMONS SUBDIVISION, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED JANUARY 11, 2008 IN PLAT BOOK 102, PAGE 38, AS DOCUMENT NUMBER 2008-002923 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE NORTHWESTERLY 98.33 FEET

PIN #

45-17-08-277-011.000-047

ADDRESS

7759 E. 111th Place  
Crown Point, IN 46307

