

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 088544

2017 DEC 28 AM 11:54

MICHAEL B. BROWN  
RECORDER

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CTHW1702038

Prepared by:

After recording mail to, and  
send Tax Statements to:

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

Andrae K. Hernandez  
1252 Sawgrass Drive  
Griffith, IN 46319

006767

Tax Key Numbers:

45-11-11-276-045.000-033

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

WARRANTY DEED

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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 Andrae K. Hernandez ("Grantee") 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 14, 1252 Sawgrass Drive, Griffith, IN 46319

Tax Key Numbers:

45-11-11-276-045.000-033

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 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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1820504197

Chicago Title Insurance Company

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 22<sup>nd</sup> day of December, 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 22<sup>nd</sup> day of Dec, 2017.

NOTARY PUBLIC



Commission Expires: 3/15/21

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

LOT 14 IN TRAIL CREEK - UNIT ONE BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35, NORTH RANGE 9 WEST OR THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2007 IN BOOK 100 PAGE 99 AS DOC. NO. 2007-015532 AND PLAT OF CORRECTION RECORDED NOVEMBER 14, 2007 AS DOCUMENT 2007 089894, IN LAKE COUNTY, INDIANA, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 00 DEGREES 58 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 33.94 FEET; THENCE SOUTH 87 DEGREES 42 SECONDS WEST, A DISTANCE OF 110.37 FEET TO THE WEST LINE OF SAID LOT 14; THENCE NORTH 00 DEGREES 32 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 39.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 35 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 34, A DISTANCE OF 111.23 FEET TO PLACE POINT OF BEGINNING.

