

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 018441

2019 MAR 28 AM 9:25

MICHAEL B. BROWN
RECORDER

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CTHW1900441

CHICAGO TITLE INSURANCE COMPANY

Prepared by:

After recording mail to, and
send Tax Statements to:

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

Warren R. Suits and Michelle G. Suits
7661 E. 120th Place
Crown Point, IN 46307

Tax Key Number: 45-17-17-278-011.000-047

Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

WARRANTY DEED

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 Warren R. Suits and Michelle G. Suits ("GRANTEES") the following described real estate (the "Real Estate") situated in the County of Lake in the State of Indiana, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

As husband and wife

The Real Estate address is commonly known as Lot 66, 7661 E. 120th Place, Crown Point, IN 46307.

Tax Key Number: 45-17-17-278-011.000-047

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, limitations, easements, and/or conditions in Plat Book 109, Page 92 filed for record as Instrument No. 2017 011035 on February 27, 2017 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 and Instrument No. 2017 026130 on April 28, 2017 with the Office of the Lake County Recorder; (c) Taxes for 2018 due and payable in 2019 and taxes for 2019 due and payable in 2020.

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 28 2019

001257

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.

JOHN E. PETALAS
PUBLIC NOTARY AUDITOR

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.

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CT#

WS
MS
C.H. Fox

• IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 4th day of MARCH, 2019.

The Stonegate Development of Winfield, LLC

By [Signature]
Peter Manhard, 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 Peter Manhard, 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 4th day of MARCH, 2019.

[Signature]
NOTARY PUBLIC



This instrument prepared by:

Michael Langlo
Providence Homes at Regency, Inc.
700 Springer Drive
Lombard, Illinois 60148
(630) 925-1057

EXHIBIT A

LEGAL DESCRIPTION

LOT 25 IN PROVIDENCE AT STONEGATE - PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 109 PAGE 92, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN #

45-17-17-278-011.000-047

ADDRESS

7661 E. 120th Place
Crown Point, IN 46307

