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2019-082981

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Dec 3

10:02 AM

GNW1904965

Prepared by:

After recording mail to, and
send Tax Statements to:

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

Justin J. Santeramo and Diana L. Santeramo
7352 E. 120th Avenue
Crown Point, IN 46307

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Tax Key Number: 45-17-17-259-008.000-047

Document is NOT OFFICIAL!
This Document is the property of
the Lake County Recorder!
WARRANTY DEED

054033

DEC 03 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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 Justin J. Santeramo and Diana L. Santeramo ("GRANTEES") the following described real estate (the "Real Estate") situated in the County of Lake in the State of Indiana, to wit: *husband and wife*

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

The Real Estate address is commonly known as Lot 173, 7352 E. 120th Avenue, Crown Point, IN 46307. *CH 2019 / JSS / DS*

Tax Key Number: 45-17-17-259-008.000-047

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 112, Page 18 filed for record as Instrument No. 2019 012336 on February 27, 2019 with the Office of the Lake County Recorder; (b) Taxes for 2018 due and payable in 2019 and taxes for 2019 due and payable in 2020.

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.

cert 1820801366 *\$12500*
AM

CHICAGO TITLE INSURANCE COMPANY

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 28 day of Oct, 2019.

The Stonegate Development of Winfield, LLC

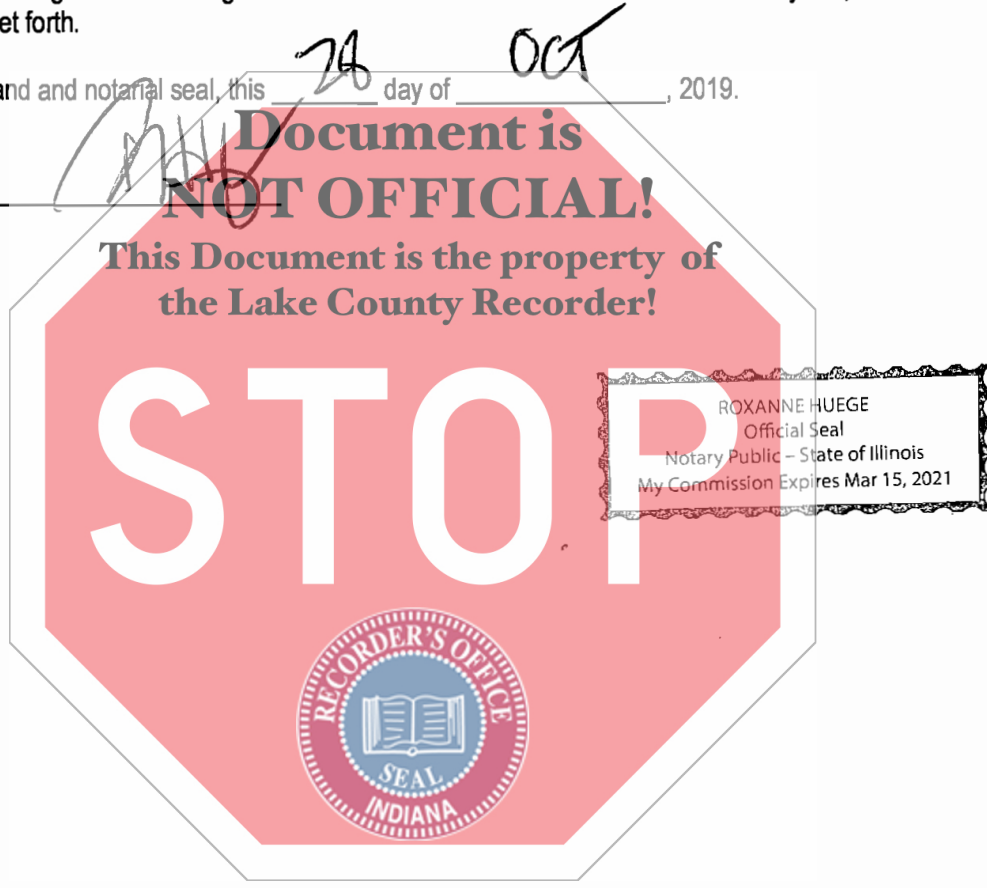
By [Signature]
Peter Manhard, Authorized Representative

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

The undersigned being a Notary Public in and for the State and County aforementioned, does hereby certify that 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 28 day of Oct, 2019.

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 173 IN PROVIDENCE AT STONEGATE - PHASE 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 112 PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN #

45-17-17-259-008.000-047

ADDRESS

7352 E. 120th Avenue
Crown Point, IN 46307

