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2020-017209

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

2020 Mar 12

9:13 AM

GNW1905724

Prepared by:

L

After recording mail to, and  
send Tax Statements to:

Stonegate Commons Investors LLC  
700 Springer Drive  
Lombard, IL 60061

Rachell Farrell and Vivian Velasco  
11160 Putnam Drive  
Crown Point, IN 46307

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

MAR 12 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Tax Key Number: 45-17-08-284-014.000-047

WARRANTY DEED

020998

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 Rachell Farrell and Vivian Velasco ("GRANTEES"), 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

Grantee Address is commonly known as Lot 85, 11160 Putnam Drive, Crown Point, IN 46307

Tax Key Number: 45-17-08-284-014.000-047

**Document is the property of the Lake County Recorder!**

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 October 01, 2019 in Plat Book 112, page 72, of the Lake County Records; (b) Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in the Declaration of Covenants, Restrictions, and Easements for Commons East Subdivision dated June 13, 2017 and recorded August 29, 2017 as Instrument No. 2017 058496; (c) Taxes for 2019 due and payable in 2020 and taxes for 2020 due and payable in 2021.

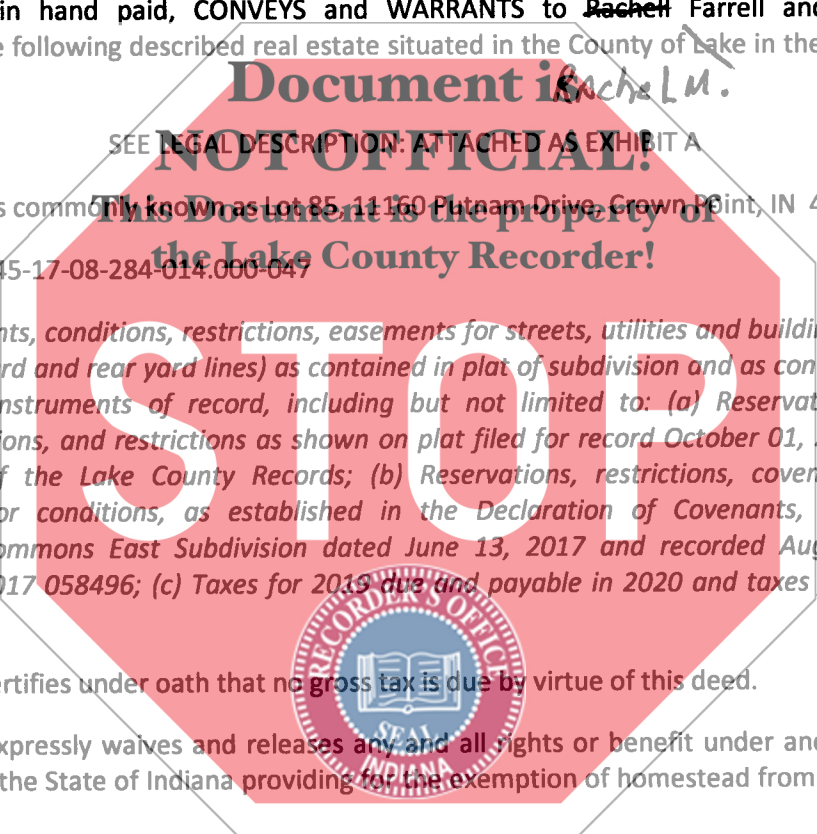
Grantor hereby certifies under oath that no gross tax is due by virtue of this deed.

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 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.

1820801598 \$2500  
CB

CHICAGO TITLE INSURANCE COMPANY



Rachell M. A.  
RMF  
VVL

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 3rd day of FEB, 2020.

Stonegate Commons Investors, LLC

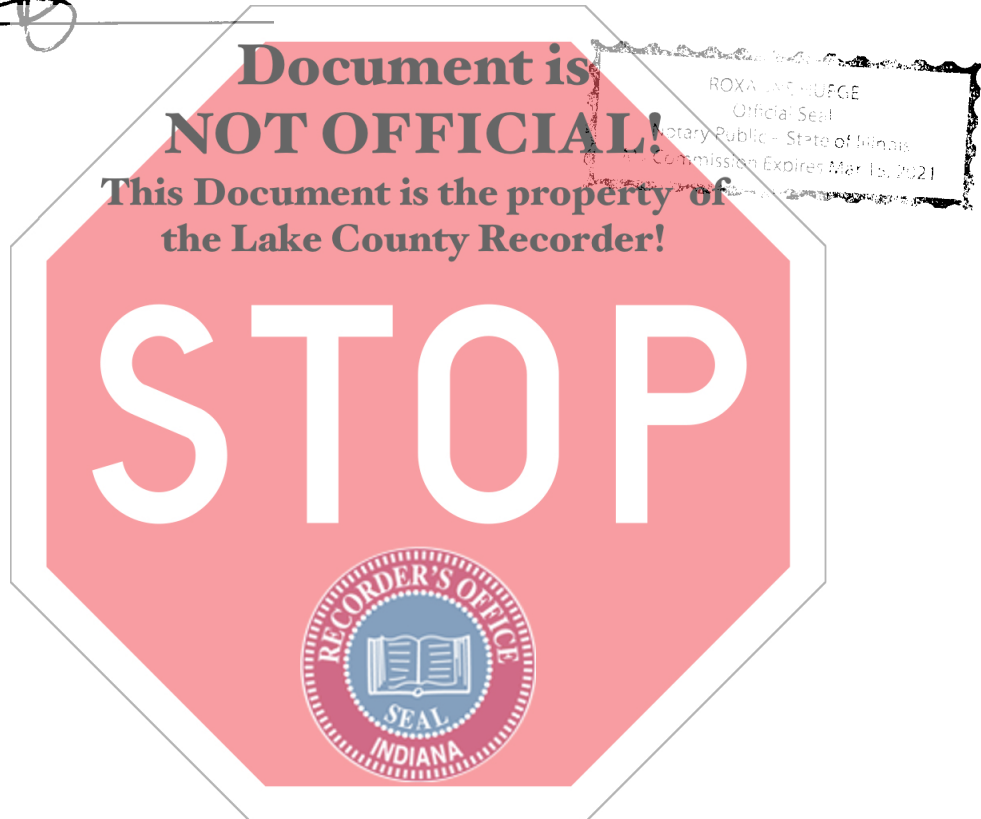
By [Signature]  
Peter Manhard, Authorized Representative

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 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 3rd day of FEB, 2020.

[Signature]  
NOTARY PUBLIC



This instrument prepared by:

Michael P. Langlo  
Providence Homes at Regency, Inc.  
700 Springer Drive  
Lombard, Illinois 60148  
(630) 925-1029

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 26.33 FEET OF THE NORTH 58.41 FEET OF LOT 85 IN STONEGATE COMMONS SECOND RESUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 112 PAGE 72, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Tax Key Number:** 45-17-08-284-014.000-047

**ADDRESS –** 11160 Putnam Drive, Crown Point, IN 46307

