

2020-028201

2020 May 21

10:17 AM

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

CHICAGO TITLE INSURANCE COMPANY

L *CHW2000751*

Prepared by:

After recording mail to, and  
send Tax Statements to:

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

Andrew J. Pritt and Marianthi C. Pritt  
11967 Montgomery Street  
Crown Point, IN 46307

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

Tax Key Number: 45-17-17-254-003.000-047

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

MAY 18 2020

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 to Andrew J. Pritt and Marianthi C. Pritt ("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

*husband and wife*  
*ADP*  
*MCP*

The Real Estate address is commonly known as Lot 141, 11967 Montgomery Street, Crown Point, IN 46307.

Tax Key Number: 45-17-17-254-003.000-047



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 93 filed for record as Instrument No. 2017 079856 on November 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 as amended by Instrument No. 2017 026130 on April 28, 2017 with the Office of the Lake County Recorder; (c) Taxes for 2017 due and payable in 2018 and taxes for 2018 due and payable in 2019.

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.

*12500*  
*1820801701*

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21 day of April, 2020.

The Stonegate Development of Winfield, LLC

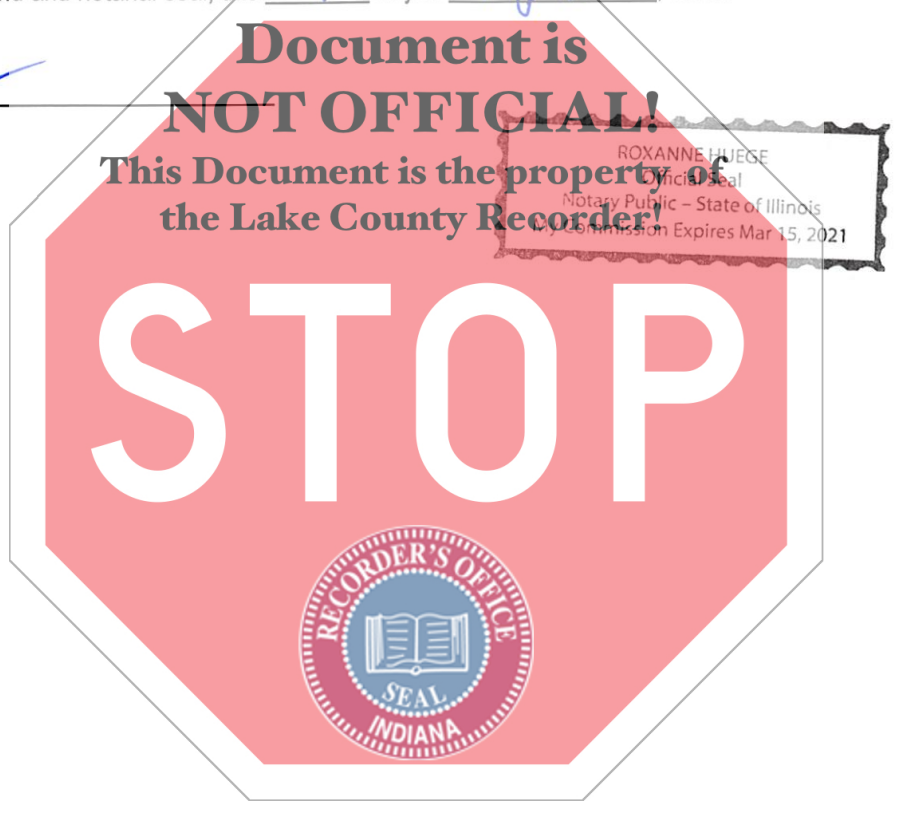
By [Signature]  
Peter Manhard, Authorized Representative

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 21 day of April, 2020.

[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 141 IN PROVIDENCE AT STONEGATE - PHASE 3 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 110 PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN #

45-17-17-254-003.000-047

ADDRESS

11957 Montgomery Street  
Crown Point, IN 46307

