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2020-044476

2020 Jul 15

9:08 AM

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

CHICAGO TITLE INSURANCE COMPANY

ANN 202818

Prepared by: *L*

After recording mail to, and
send Tax Statements to:

The Stonegate Development of Winfield, LLC
700 Springer Drive
Lombard, IL 60148

David Santeramo
7417 E. 120th Avenue
Crown Point, IN 46307

Tax Key Number: 45-17-17-256-011.000-047

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 David Santeramo ("GRANTEE") the following described real estate (the "Real Estate") situated in the County of Lake in the State of Indiana, to wit:

**This Document is the property of
the Lake County Recorder.**

The Real Estate address is commonly known as Lot 58, 7417 E. 120th Avenue, Crown Point, IN 46307.

Tax Key Number: 45-17-17-256-011.000-047

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 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 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 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.

JUL 14 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

002434

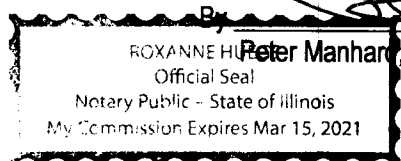
CKH 1820801797 *#2500*

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 17 day of June, 2020.

The Stonegate Development of Winfield, LLC

[Handwritten 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 17 day of June, 2020.

[Handwritten signature]
NOTARY PUBLIC



This instrument prepared by:

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

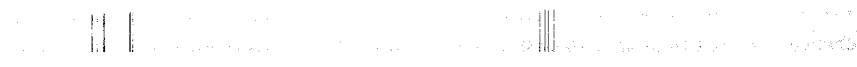


EXHIBIT A

LEGAL DESCRIPTION

LOT 58 IN PROVIDENCE AT STONEGATE - PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 27, 2019 IN PLAT BOOK 112 PAGE 18, RECORDER'S OFFICE, LAKE COUNTY, INDIANA.

PIN #

45-17-17-256-011.000-047

ADDRESS

7417 E. 120th Avenue
Crown Point, IN 46307

