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2020-086360

2020 Nov 24

9:53 AM

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

CHNN2005746

Prepared by:

After recording mail to, and
send Tax Statements to:

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

Douglas A. Griffith
7394 E. 119th Avenue
Crown Point, IN 46307

Tax Key Number: 45-17-17-261-009.000-047

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 Douglas A. Griffith ("GRANTEE") 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

The Real Estate address is commonly known as Lot 119, 7394 E. 119th Avenue, Crown Point, IN 46307.

Tax Key Number 45-17-17-261-009.000-047

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 93 filed for record as Instrument No. 2019 074711 on October 30, 2019
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 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.

NOV 20 2020

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.

1820801939

\$25.00

Handwritten signature

CHICAGO TITLE INSURANCE COMPANY



FILED

JOHN E. PETALAS
LAKE COUNTY RECORDER

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Alexa Murray
Witness Signature

ALEXA MURRAY
Witness Printed Name

PROOF:

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on 11/5, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Peter Manhard to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Kevin Zarembo
NOTARY PUBLIC

Printed: KEVIN ZAREMBA
Resident of: Lake County
State of Indiana
My Commission Expires: 12-9-2027
Commission No. NP0630898



KEVIN ZAREMBA
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0630898
My Commission Expires Dec 9, 2027

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 5 day of November, 2020.

The Stonegate Development of Winfield, LLC

By 
Peter Manhard, Authorized Representative

STATE OF ILLINOIS)
COUNTY OF ~~DUPAGE~~ Cook

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 5 day of November, 2020.


NOTARY PUBLIC Linda A. Lewis



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 119 IN PROVIDENCE AT STONEGATE - PHASE 5, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 112 PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN #

45-17-17-261-009.000-047

ADDRESS

7394 E. 119th Avenue
Crown Point, IN 46307

