

2020-086430

2020 Nov 24

9:53 AM

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

ANN 2005744

Prepared by:

After recording mail to, and  
send Tax Statements to:

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

John S. Sandbach and Alexandra K. Sandbach  
7444 E. 119th Avenue  
Crown Point, IN 46307

Tax Key Number: 45-17-17-261-011.000-047

**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 John S. Sandbach and Alexandra K. Sandbach ("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

The Real Estate address is commonly known as Lot 117, 7444 E. 119th Avenue, Crown Point, IN 46307.

Tax Key Number 45-17-17-261-011.000-047

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 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.

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.

CK# 1820801939

\$2500

AM

CHICAGO TITLE INSURANCE COMPANY

AKS

NOV 20 2020  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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

The Stonegate Development of Winfield, LLC

By [Signature]  
Peter Manhard, Authorized Representative

STATE OF ILLINOIS )  
COUNTY OF DUPAGE CDK

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.

[Signature]  
NOTARY PUBLIC



This instrument prepared by:

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

CERTIFICATE OF PROOF

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

*Alexa Murray*  
Witness Signature

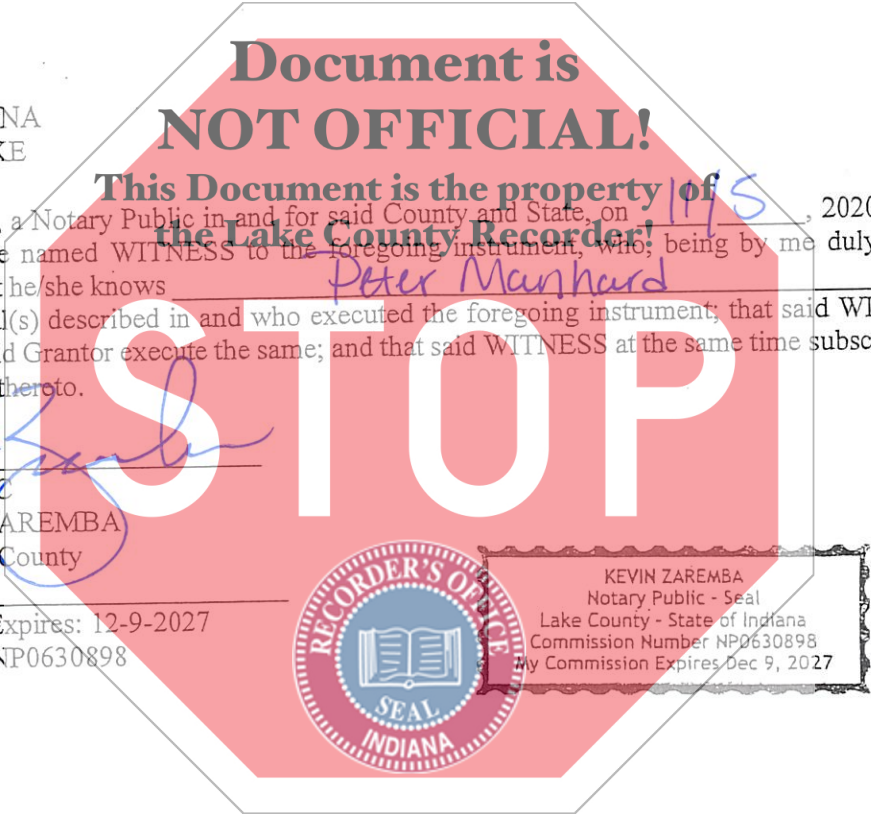
ALEXA MURRAY  
Witness Printed Name

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

EXHIBIT A

LEGAL DESCRIPTION

LOT 117 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 #

45-17-17-261-011.000-047

ADDRESS

7444 E. 119th Avenue  
Crown Point, IN 46307

