

NOT AN OFFICIAL DOCUMENT

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-045101

8:41 AM 2021 Jul 2

ABOVE SPACE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

Re: Community Area in Rose Garden Estates, Cedar Lake, Indiana

This indenture, made this 1st day of June, 2021, by Lennar Homes of Indiana, Inc., a Delaware corporation, ("Grantor"), and Rose Garden Estates Community Association, Inc., an Indiana nonprofit corporation ("Grantee"), c/o First Service Residential, P.O. Box 1213, Plainfield, Illinois, 60544.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUIT CLAIM unto Grantee, and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Lake and State of Indiana known and legally described in Exhibit A hereto (the "Community Area").

The Community Area is being hereby conveyed subject to: General real estate taxes; easements, covenants, restrictions, agreements, conditions and building lines of record; Community Declaration for Rose Garden Estates, which was Recorded in Lake County, Indiana on August 14, 2020, as Document No. 2020-052939, as supplemented and amended from time to time, including all Exhibits thereto ("Declaration"); applicable zoning and building laws and ordinances; and acts done or suffered by Grantee, or anyone claiming under Grantee.

The Community Area is being conveyed to Grantee pursuant to the provisions of the Declaration as Community Area thereunder.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor ~~reserves~~ ^{releases} itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 01 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR



{30084: 304: 03084793.DOC : }

{30084: 304: 03084793.DOC : }

{30084: 304: 03084793.DOC : }

57 MD

ct. 52667
D

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Legal Description of Community Area

Outlots 2, 3, 4, 7, 8 and 10 and Lot 262 in Rose Garden Estates P.U.D. – Phase 1, being a subdivision of part the Northwest Quarter and part of the Northeast Quarter of Section 33, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, pursuant to the plat thereof recorded in Lake County, Indiana on December 9, 2019, as Document 2019-084955.

Outlot 9 in Rose Garden Estates P.U.D. – Phase 2, being a subdivision of part the Northwest Quarter and part of the Northeast Quarter of Section 33, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, pursuant to the plat thereof recorded in Lake County, Indiana on December 18, 2020, as Document 2020-093748.

Property of Lake County Recorder

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

Re: Community Area in Rose Garden Estates, Cedar Lake, Indiana

This indenture, made this 20 day of June, 2021, by Lennar Homes of Indiana, Inc., a Delaware corporation, ("Grantor"), and Rose Garden Estates Community Association, Inc., an Indiana nonprofit corporation ("Grantee"), c/o First Service Residential, P.O. Box 1213, Plainfield, Illinois, 60544.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUIT CLAIM unto Grantee, and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Lake and State of Indiana known and legally described in Exhibit A hereto (the "Community Area").

The Community Area is being hereby conveyed subject to: General real estate taxes; easements, covenants, restrictions, agreements, conditions and building lines of record; Community Declaration for Rose Garden Estates, which was Recorded in Lake County, Indiana on August 14, 2020, as Document No. 2020-052939, as supplemented and amended from time to time, including all Exhibits thereto ("Declaration"); applicable zoning and building laws and ordinances; and acts done or suffered by Grantee, or anyone claiming under Grantee.

The Community Area is being conveyed to Grantee pursuant to the provisions of the Declaration as Community Area thereunder.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

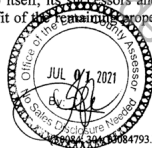
DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 01 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

{30084: 304: 03084793.DOC : }

{30084: 304: 03084793.DOC : }



NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, said Grantor has caused its name to be signed the day and year first above written.

GRANTOR:

LENNAR HOMES OF INDIANA, INC., a
Delaware corporation

By: Christopher Gillen
Christopher Gillen, Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF Kan)

I, Michelle Meyer, a Notary Public in and for said County and State, do hereby certify that Christopher Gillen, a Vice President of Lennar Homes of Indiana, Inc., a Delaware corporation (" Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of June, 2021.



Michelle Meyer
Notary Public

Affirmation

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. – Brian Meltzer

AFTER RECORDING RETURN TO:

Brian Meltzer
Meltzer, Purtill & Stelle LLC
1515 E Woodfield Road
Suite 250
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:

Rose Garden Estates Community Association, Inc.
c/o First Service Residential
P.O. Box 1213
Plainfield, IL 60544

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Legal Description of Community Area

Outlots 2, 3, 4, 7, 8 and 10 and Lot 262 in Rose Garden Estates P.U.D. – Phase 1, being a subdivision of part the Northwest Quarter and part of the Northeast Quarter of Section 33, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, pursuant to the plat thereof recorded in Lake County, Indiana on December 9, 2019, as Document 2019-084955.

Outlot 9 in Rose Garden Estates P.U.D. – Phase 2, being a subdivision of part the Northwest Quarter and part of the Northeast Quarter of Section 33, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, pursuant to the plat thereof recorded in Lake County, Indiana on December 18, 2020, as Document 2020-093748.

Property of Lake County Recorder