

# 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

2021-045102

8:41 AM 2021 Jul 2

ABOVE SPACE FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

Re: Community Area in Heather Ridge, Lake County, Indiana

This indenture, made this 28<sup>th</sup> day of June, 2021, by Lennar Homes of Indiana, Inc., a Delaware corporation, ("Grantor"), and Heather Ridge Community Association, Inc., an Indiana nonprofit corporation ("Grantee"), c/o Pathway Property Management, Inc., 1000 S. Hamilton Court, Suite E, Lockport, Illinois 60441.

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 Heather Ridge, which was Recorded in Lake County, Indiana on May 6, 2021, as Document No. 2021-035613, 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.

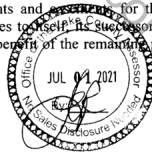
The Community Area is being conveyed to Grantee pursuant to the provisions of the Declaration as Community Area thereunder.

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



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ck 52667  
D

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## EXHIBIT A

### Legal Description of Community Area

Outlots B and D in Heather Ridge Subdivision Unit One, being part of the Northwest Quarter of Section 11, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, pursuant to the plat thereof recorded on October 30, 2020, as Document 2020-079420.

Outlots C and E in Heather Ridge Subdivision Unit Two, being part of the Northwest Quarter of Section 11, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, pursuant to the plat thereof recorded on April 26, 2021, as Document 2021-034068.

Property of Lake County Recorder

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