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

2021 Jul 2

ABOVE SPACE FOR RECORDER'S USE ONLY

### QUITCLAIM DEED

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

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 unended 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 see the second assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

NAL ACCEPTANCE FOR TRANSFI

JUL 01 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR







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, Vice President

STATE OF ILLINOIS )

COUNTY OF COUNTY OF

4, 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 at day of June , 2021.

"OFFICIAL SEAL"
MICHELLE M. MEYER
Notary Public, State of Illinois
My Commission Expires 08/03/21

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:

Heather Ridge Community Association, Inc. c/o Pathway Property Management, Inc 1000 S. Hamilton Court, Suite E Lockport, Illinois 60441

### 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.

2021, as Document.

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED

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 Heather Ridge, Lake County, Indiana

This indenture, made this Maday of Juney, 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.

JUL 01 2021 JOHN E. PETALAS LAKE COUNTY AUDITOR

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

Christopher Gillen, Vice President

STATE OF ILLINOIS )

COUNTY OF Kane ) SS

I, 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 2 day of June, 2021.

"OFFICIAL SEAL"
MICHELLE M. MEYER
Notary Public, State of Illinois
My Commission Expires 08/03/21

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:

Heather Ridge Community Association, Inc. c/o Pathway Property Management, Inc 1000 S. Hamilton Court, Suite E Lockport, Illinois 60441

## 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.

2021, as Document 2021-05...