

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-532278, I

2021-532278

10/12/2021 11:37 AM

Total Fees: 25.00

By: KNK

Pg #: 3

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 12 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CNNW2105147

Prepared by:

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

Tax Key Number: 45-17-17-258-014.000-047

**After recording mail to, and
send Tax Statements to:**

Adam K. Skwarlo
7433 E. 119th Avenue
Crown Point, IN 46307

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 Adam K. Skwarlo ("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 149, 7433 E. 119th Avenue, Crown Point, IN 46307.

Tax Key Number 45-17-17-258-014.000-047

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 2020 due and payable in 2021 and taxes for 2021 due and payable in 2022.

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.

CHUBB THE INSURANCE COMPANY

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LAKE COUNTY, ILLINOIS, 621-522-1616
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15 day of Sept, 2021.

The Stonegate Development of Winfield, LLC

By 

Peter Manhard, Authorized Representative

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

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 15 day of Sept, 2021.



NOTARY PUBLIC



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. Kevin Zaremba

This instrument prepared by:

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

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LAKE COUNTY, INDIANA, 021-5228, 11

EXHIBIT A

LEGAL DESCRIPTION

LOT 149 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

45-17-17-258-014.000-047

ADDRESS

7433 E. 119th Avenue
Crown Point, IN 46307

Property of Lake County Recorder