

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

CRNW1907357C

2022-501174  
01/07/2022 12:50 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## SPECIAL WARRANTY DEED

*This Indenture Witnesseth*, that **Summertree Development, LLC** ("Grantor"), conveys and warrants to **Providence Summertree, LLC** ("Grantee") for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

LOTS 146 TO AND INCLUDING LOT 149, LOT 152, LOT 157, LOT 158, LOT 160, LOT 161, LOT 169, LOT 171, LOTS 174 TO AND INCLUDING 177, LOT 184, AND LOT 185 IN IN SUMMERTREE PHASE 3 A, AN ADDITION TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 113 PAGE 16 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Numbers: 45-16-02-277-011.000-042, 45-16-02-277-010.000-042, 45-16-02-277-009.000-042, 45-16-02-277-008.000-042, 45-16-02-277-005.000-042, 45-16-02-276-002.000-042, 45-16-02-278-001.000-042, 45-16-02-278-003.000-042, 45-16-02-278-004.000-042, 45-16-02-278-013.000-042, 45-16-02-278-017.000-042, 45-16-02-281-001.000-042, 45-16-02-281-002.000-042, 45-16-02-281-003.000-042, 45-16-02-281-004.000-042, 45-16-02-282-001.000-042 and 45-16-02-282-002.000-042

commonly known as: 10450 Kansas Street, Crown Point, IN 46307; 10440 Kansas Street, Crown Point, IN 46307; 10430 Kansas Street, Crown Point, IN 46307; 10420 Kansas Street, Crown Point, IN 46307; 10376 Kansas Street, Crown Point, IN 46307; 10325 Kansas Street, Crown Point, IN 46307; 10361 Kansas Street, Crown Point, IN 46307; 10375 Kansas Street, Crown Point, IN 46307; 10377 Kansas Street, Crown Point, IN 46307; 3080 104th Avenue, Crown Point, IN 46307; 3110 104th Avenue, Crown Point, IN 46307; 10335 Nebraska Street, Crown Point, IN 46307; 10345 Nebraska Street, Crown Point, IN 46307; 10355 Nebraska Street, Crown Point, IN 46307; 10365 Nebraska Street, Crown Point, IN 46307; 10475 Nebraska Street, Crown Point, IN 46307 and 10485 Nebraska Street, Crown Point, IN 46307 (hereinafter collectively the "Property"),

subject to the Permitted Exceptions, which are the following: (i) Property Taxes, Little Cal River Basin Storm Water Assessments, Merrillville Conservancy District Assessments, Clean Water Act Fees, and municipal assessments, if any, all of which are not yet due and payable for the 2021 year payable in 2022, and all years thereafter; (ii) all covenants, conditions, restrictions, and building lines contained in the and Summertree Phase Three A, an Addition to the City of Crown Point, Lake County, Indiana, (plat recorded on March 6, 2020, in Plat Book 113, page 16, in the Office of the Recorder of Lake County, Indiana (hereinafter the "Recorded Plat"); (iii) Grants and/or reservations of easements as shown on the Recorded Plat; (iv) Drainage Agreement made by and between Clarence F. Lewis and Emma Lewis, his wife, and Donal G. Modlin and Mary J. Modlin, his wife, dated October 1, 1955, and recorded October 10, 1955, in Miscellaneous Record 645, page 410; (v) Easement for water lines, sanitary sewer lines, general utilities, grading and all other infrastructure improvements approved by the City of Crown Point in favor of CP Real Estate Holdings Inc. dated February 10, 2006 and recorded February 27, 2006 as Document Number 2006 015138, and re-recorded on May 5, 2006 as Document Number 2006 038004; (vi) Terms and provisions of a Dedication of Drainage Easement made by Summertree Development, LLC, in favor of the City of Crown Point dated March 3, 2020 and recorded March 3, 2020 as Document No. 2020-015306; (vii) Terms and provisions of a Dedication of Utility Easement made by Summertree Development, LLC, in favor of the City of Crown Point, all public utility companies including Ameritech and Northern Indiana Public Service

CHICAGO TITLE INSURANCE COMPANY

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Company severally, and private utility companies where they have a "Certificate of Territorial Authority" dated March 3, 2020 and recorded March 3, 2020 as Document No. 2020-015307; (viii) Ordinance No. 2018-11-49 Annexing Certain Real Estate to the City of Crown Point recorded December 28, 2018 as Instrument Number 2018 089670; (ix) Findings of Fact and Order of the Crown Point Board of Public Works and Safety recorded July 30, 2001 as Instrument Number 2001 059886; and (x) all covenants, conditions, restrictions, and other matters contained in the Declaration of Covenants, Conditions and Restrictions for Summertree Estates in the Office of the Recorder of Lake County, Indiana, on July 19, 2007, as Document No. 2007-058785, as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Summertree Estates recorded in the Office of the Recorder of Lake County, Indiana, on June 30, 2015, as Document No. 2015-040418, as amended by Amendment No. 2 to Declaration of Covenants, Conditions and Restrictions for Summertree Estates recorded in the Office of the Recorder of Lake County, Indiana, on November 8, 2019, as Document No. 2019-076932, and as amended by Amendment No. 3 to Declaration of Covenants, Conditions and Restrictions for Summertree Estates recorded in the Office of the Recorder of Lake County, Indiana, on November 2, 2020, as Document No. 2020-079935.

All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor. The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly authorized member or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed.

In Witness Whereof, Grantor has executed this deed this 27 day of December, 2021

**SUMMERTREE DEVELOPMENT, LLC**  
an Indiana limited liability company

By: Sharon VanDyke  
Sharon VanDyke, Its President

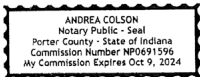
STATE OF INDIANA                      SS:  
COUNTY OF LAKE

Before me, a Notary Public in and for the said County and State, personally appeared Sharon VanDyke, as the authorized President of **Summertree Development, LLC**, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 27 day of December, 2021.

My Commission Expires: 10/09/2024  
My County of Residence: Porter

Andrea Colson  
ANDREA COLSON, Notary Public



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## ACKNOWLEDGEMENT

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. /s/ James M. Yannakopoulos

**After Recording Mail Deed and Tax Bills to:**

**Grantee's Address:**

Providence Summertree, LLC

700 Springer Drive

Lombard, IL 60148

THIS DOCUMENT PREPARED BY:  
JAMES M. YANNAKOPOULOS, ATTORNEY ID. NUMBER 25164-45  
KORANSKY, BOUWER & PORACKY, P.C.  
425 JOLIET STREET, SUITE 425, DYER, IN 46311