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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

99 AUG 12 AM 10: 08

MORRIS W. CARTER
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

WHEREAS AJAX FINANCIAL,L.P. did the 16th day of March, 1999 produce to the undersigned, PETER BENJAMIN Auditor of the County of LAKE in the State of Indiana, a certificate of sale dated the 18th day of September, 1997, signed by SAM ORLICH who, at the date of sale, was Auditor of the County, from which it appears that AJAX FINANCIAL,L.P. on the 18th day of September, 1997, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $7,000.00, being the amount due on the following tracts of land returned delinquent in the name OSBORNE LEONARD for 1996 and prior years, namely:

25-44-0301-0010
GARY LAND CO'S 11TH SUB.
L. 10, BL. 9
ALL LOT 10 BL.9
0809251005

Such real property has been recorded in the Office of the LAKE County Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that AJAX FINANCIAL,L.P. is the owner of the certificate of sale, that the time for redeeming such real property has expired, that the property has not been redeemed, that AJAX FINANCIAL,L.P. has demanded a deed for the real property described in the certificate of sale, that the records of the LAKE County Auditor's Office State that the real property was legally liable for taxation, and the real property has been duly assessed and properly charged on the duplicate with the taxes and special assessments for 1996 and prior years:

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THEREFORE, this indenture, made this 16th day of March, 1999, between the State of Indiana by PETER BENJAMIN, Auditor of LAKE County, of the first part, and AJAX FINANCIAL,L.P, of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and sold to the party of the second part, his heirs and assigns, the real property described in the certificate of sale, situated in the County of LAKE, and State of Indiana, namely and more particularly described as follows:

25-44-0301-0010
GARY LAND CO'S 11TH SUB.
L. 10, BL. 9
ALL LOT 10 BL.9
0809251005

to have and to hold such real property, with the appurtenances belonging thereto, in as full and ample a manner as the Auditor of said County is empowered by law to convey the same.

In testimony whereof, PETER BENJAMIN, Auditor of LAKE County, has hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

Witness: _____(L.S.)
PETER BENJAMIN, Auditor of LAKE County

Attest: PEGGY HOLINGA KATONA
Treasurer: LAKE County

State OF INDIANA }
} SS.
County OF LAKE }

Before me, the undersigned, Anna N Anton, in and for said County, this day, personally came the above named PETER BENJAMIN, Auditor of said County, and acknowledged that he/she signed and sealed the foregoing deed for the users and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this ____ day of AUG 11 1999, 19__

Anna N Anton, Clerk of LAKE County

This instrument prepared by Marc L. Griffin, Attorney at Law.

Post Office address of grantee: 725 ARIZONA AVE., SUITE 400
SANTA MONICA, CA 90401

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 12 1999

PETER BENJAMIN
LAKE COUNTY AUDITOR

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