

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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2000 FEB 17 PM 12:52

Prescribed by the State Board of Accounts

MORRIS W. CARTER
RECORDER

TAX DEED

WHEREAS HECTOR ESPINOZA and SONJA VELJANOSKI did the 12th day of DECEMBER, 1997 produce to the undersigned, Peter Benjamin, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 5th day of OCTOBER, 1995, signed by Sam Orlich who, at the date of sale, was Auditor of the County, from which it appears that HECTOR ESPINOZA and SONJA VELJANOSKI on the 5th day of OCTOBER 1995, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of Three Thousand Dollars and no cents (\$3000.00), being the amount due on the following tracts of land returned delinquent in the name ONA PRANCHEVICIUTE for 1994 and prior years, namely:

31-25-0002-0002

COMMON ADDRESS: 12611 CLINE AVE., CEDAR LAKE, IN. 46307

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., LYING NORTH OF THE CENTERLINE OF VERMILLION DRIVE, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS OF LAND:

BEGINNING IN THE CENTERLINE OF VERMILLION DRIVE WHICH POINT IS DUE NORTH ON THE NORTHEAST CORNER OF LOT 1, BLOCK 1, HIGHLAND ADDITION TO CEDAR LAKE, AS SHOWN IN PLAT BOOK 18, PAGE 32, THENCE NORTH 72 DEGREES 45 MINUTES 50 SECONDS EAST ALONG THE SAID CENTERLINE OF VERMILLION DRIVE, A DISTANCE OF 113.24 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 183.33 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 26 SECONDS WEST A DISTANCE OF 217.01 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 21 SECONDS WEST A DISTANCE OF 250.00 FEET TO THE CENTER LINE OF VERMILLION DRIVE, THENCE NORTH 72 DEGREES 43 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE OF VERMILLION DRIVE A DISTANCE OF 114.10 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE CENTERLINE OF VERMILLION DRIVE, THENCE SOUTH 72 DEGREES 45 MINUTES 50 SECONDS WEST, ALONG SAID CENTERLINE, 227.34 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 72 DEGREES, 45 MINUTES 50 SECONDS WEST, ALONG SAID CENTER LINE, 22.09 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS EAST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 166.46 FEET; THENCE NORTH 87 DEGREES 13 MINUTES 21 SECONDS EAST, 211.2 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 160.94 FEET TO THE PLACE OF BEGINNING, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

ALSO, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, LYING NORTH OF THE CENTERLINE OF VERMILLION DRIVE AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE QUARTER QUARTER SECTION AND THE CENTERLINE OF SAID PUBLIC HIGHWAY, THENCE NORTH 100 FEET; THENCE EAST, PARALLEL WITH SAID HIGHWAY, 70 FEET; THENCE SOUTH TO THE CENTERLINE OF SAID HIGHWAY; THENCE WESTERLY ALONG THE CENTERLINE OF SAID HIGHWAY TO THE PLACE OF BEGINNING.

ALSO, EXCEPTING THEREFROM THE FOLLOWING: PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 444.85 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 901.5 FEET MORE OR LESS TO THE CENTERLINE OF VERMILLION DRIVE; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 111 DEGREES 13 MINUTES 30 SECONDS ALONG THE CENTERLINE OF SAID VERMILLION DRIVE A DISTANCE OF 50.52 FEET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND WITH AN INTERIOR ANGLE OF 190 DEGREES 10 MINUTES A DISTANCE OF 312.0 FEET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND WITH AN INTERIOR ANGLE OF 162 DEGREES 04 MINUTES A DISTANCE OF 65.10 FEET TO A POINT 70 FEET NORTHEASTERLY OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH PARALLEL TO SAID WEST LINE A DISTANCE OF 100 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE CENTERLINE OF SAID VERMILLION DRIVE A DISTANCE OF 70 FEET TO THE WEST LINE OF SAID

ONLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

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PETER BENJAMIN
LAKE COUNTY AUDITOR

NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST OF THE NORTHWEST QUARTER A DISTANCE OF 1020.25 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., LYING NORTH OF THE CENTERLINE OF VERMILLION DRIVE, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE CENTERLINE OF VERMILLION DRIVE; THENCE SOUTH 72 DEGREES 45 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 249.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 45 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 131.53 FEET; THENCE SOUTH 82 DEGREES 45 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 234.80 FEET; THENCE NORTH 76 DEGREES 29 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE 192.20 FEET; THENCE SOUTH 87 DEGREES 04 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 64.90 FEET; THENCE SOUTH 68 DEGREES 26 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 47.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 179.19 FEET; THENCE NORTH 87 DEGREES 13 MINUTES 21 SECONDS EAST A DISTANCE OF 264.87 FEET TO THE NORTHWEST CORNER OF VERMILLION VALLEY SUBDIVISION RECORDED IN PLAT BOOK 47, PAGE 15; THENCE CONTINUING NORTH 87 DEGREES 13 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 390.46 FEET TO THE NORTHEAST CORNER OF SAID VERMILLION VALLEY SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF VERMILLION VALLEY SUBDIVISION 166.46 FEET TO THE POINT OF BEGINNING.

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 HECTOR ESPINOZA and SONJA VELJANOSKI are the owners of the certificate of sale, that the time for redeeming such real property has expired, that the property has not been redeemed, that HECTOR ESPINOZA and SONJA VELJANOSKI have 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 1994 and prior years:

THEREFORE, this indenture, made this 12th day of DECEMBER, 1997, between the State of Indiana by Peter Benjamin, Auditor of Lake County, of the first part, and HECTOR ESPINOZA and SONJA VELJANOSKI 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:

31-25-0002-0002

COMMON ADDRESS: 12611 CLINE AVE., CEDAR LAKE, IN. 46307

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., LYING NORTH OF THE CENTERLINE OF VERMILLION DRIVE, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS OF LAND:

BEGINNING IN THE CENTERLINE OF VERMILLION DRIVE WHICH POINT IS DUE NORTH ON THE NORTHEAST CORNER OF LOT 1, BLOCK 1, HIGHLAND ADDITION TO CEDAR LAKE, AS SHOWN IN PLAT BOOK 18, PAGE 32, THENCE NORTH 72 DEGREES 45 MINUTES 50 SECONDS EAST ALONG THE SAID CENTERLINE OF VERMILLION DRIVE, A DISTANCE OF 113.24 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 183.33 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 26 SECONDS WEST A DISTANCE OF 217.01 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 21 SECONDS WEST A DISTANCE OF 250.00 FEET TO THE CENTER LINE OF VERMILLION DRIVE, THENCE NORTH 72 DEGREES 43 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE OF VERMILLION DRIVE A DISTANCE OF 114.10 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE CENTERLINE OF VERMILLION DRIVE, THENCE SOUTH 72 DEGREES 45 MINUTES 50 SECONDS WEST, ALONG SAID CENTERLINE, 227.34 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 72 DEGREES, 45 MINUTES 50 SECONDS WEST, ALONG SAID CENTER LINE, 22.09 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS EAST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 166.46 FEET; THENCE NORTH 87 DEGREES 13 MINUTES 21 SECONDS EAST, 21.12 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 21 SECONDS WEST, PARALLEL TO THE

EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 160.94 FEET TO THE PLACE OF BEGINNING, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

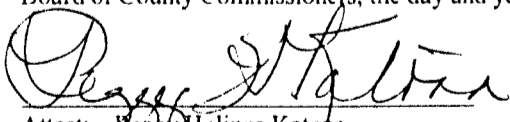
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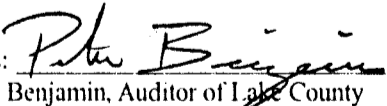
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ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., LYING NORTH OF THE CENTERLINE OF VERMILLION DRIVE, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE CENTERLINE OF VERMILLION DRIVE; THENCE SOUTH 72 DEGREES 45 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 249.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 45 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 131.53 FEET; THENCE SOUTH 82 DEGREES 45 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 234.80 FEET; THENCE NORTH 76 DEGREES 29 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE 192.20 FEET; THENCE SOUTH 87 DEGREES 04 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 64.90 FEET; THENCE SOUTH 68 DEGREES 26 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE 47.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 179.19 FEET; THENCE NORTH 87 DEGREES 13 MINUTES 21 SECONDS EAST A DISTANCE OF 264.87 FEET TO THE NORTHWEST CORNER OF VERMILLION VALLEY SUBDIVISION RECORDED IN PLAT BOOK 47, PAGE 15; THENCE CONTINUING NORTH 87 DEGREES 13 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 390.46 FEET TO THE NORTHEAST CORNER OF SAID VERMILLION VALLEY SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF VERMILLION VALLEY SUBDIVISION 166.46 FEET TO THE POINT OF BEGINNING.

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 L. 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.


Attest: Peggy Holinga Katona
Treasurer: Lake County

Witness:  (L.S.)
Peter L. Benjamin, Auditor of 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 L. 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 FEB 14 2000 day of 14, 1997

Anna N. Anton
ANNA N. ANTON, Clerk of Lake County

This instrument prepared by Lee J. Christakis, Attorney
7870 Broadway, Suite G, Merrillville, IN 46410

Post Office address of grantee: P.O. BOX 424
CROWN POINT, IN 46308

