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2000 FEB 29 11:01

LAKE COUNTY CLERK

Prescribed by the State Board of Accounts

TAX DEED

WHEREAS SAUL & CO AS CUSTODIAN (AJAX FINANCIAL did the January 13th, 2000 produce to the undersigned, PETER BENJAMIN Auditor of the County of LAKE in the State of Indiana, a certificate of sale dated the September 23rd, 1998, signed by PETER BENJAMIN who, at the date of sale, was Auditor of the County, from which it appears that SAUL & CO AS CUSTODIAN (AJAX FINANCIAL on the September 23rd, 1998, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of Twelve Thousand Seven Hundred Thirty Dollars and fourteen cents (\$12,730.14), being the amount due on the following tracts of land returned delinquent in the name ARMSTRONG THELMA W for 1997 and prior years, namely:

25-45-0369-0040
COMMON ADDRESS: 1721 HARRISON ST. GARY, IN 46407
LOGAN PARK ADDITION, LOT 41, BLOCK 10, IN THE CITY OF GARY, INDIANA.

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 SAUL & CO AS CUSTODIAN (AJAX FINANCIAL are 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 SAUL & CO AS CUSTODIAN (AJAX FINANCIAL 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 1997 and prior years:

THEREFORE, this indenture, made this January 13th, 2000, between the State of Indiana by PETER BENJAMIN, Auditor of LAKE County, of the first part, and SAUL & CO AS CUSTODIAN (AJAX FINANCIAL 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, their 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:

25-45-0369-0040
COMMON ADDRESS: 1721 HARRISON ST. GARY, IN 46407
LOGAN PARK ADDITION, LOT 41, BLOCK 10, IN THE CITY OF GARY, INDIANA.

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 hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

Peggy Molinga Katona
Attest: PEGGY MOLINGA KATONA
Treasurer: LAKE County



Witness: *Peter Benjamin* (I.S.)
PETER BENJAMIN, Auditor of LAKE County

State OF INDIANA)
County OF LAKE) SS.

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 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 29 2000 day of 2000

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

This instrument prepared by Marc L. Griffin, Attorney
4000 E. Southport Rd.-Suite 150
Indianapolis, IN 46327-3227

Post Office address of grantee: 123 SOUTH BROAD ST
PHILADELPHIA, PA 19109

DJLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

FEB 29 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

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