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2000 MAR 24 AM 9:18

WARRANTY DEED

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Prescribed by the State Board of Accounts

TAX TITLE DEED TO COUNTY

Whereas the LAKE County Board of Commissioners did the 6th day of March, 2000 produced to the County of LAKE, in the State of Indiana, a certificate of sale dated the 10th day of March, 1999, signed by PETER BENJAMIN who, at the date of sale, was Auditor of the County, from which it appears that said County on the 10th day of March, 1999, obtained, pursuant to law, the real property described in this indenture for the sum of Four Thousand Four Hundred Eighty One Dollars and twelve cents (\$4,481.12) being the amount due on the following tracts of land returned delinquent in the name BERRY BEULAH for 1998 and prior years, namely:

Property ID: 41-49-0361-0026

Common Address: 2871 BURR GARY, IN. 46406

LOTS 26 AND 27, (EXCEPT THAT PART OF LOT 28 DEEDED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED FEBRUARY 3, 1950, IN DEED RECORD 854, PAGE 547; THAT SAID EXCEPTED PART IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT FOR A BEGINNING, THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID LOT, WHICH POINT IS 20 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE WEST 20 FEET TO THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH 119 FEET TO THE POINT OF BEGINNING,) BLOCK 2, THIEL'S BLACK OAKS, AS SHOWN IN PLAT BOOK 24 PAGE 50 IN LAKE COUNTY, INDIANA, COMMONLY KNOW AS 2860 RALFTON, GARY, INDIANA 46406. ALSO EXCEPTING THEREFROM A PART OF LOTS 25, 26, 27, 28, 29, 30, 31, 32 AND 33 IN BLOCK 2 OF THIEL'S BLACK OAKS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 24, PAGE 50 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 30.00 FEET ALONG THE WEST LINE OF SAID LOT 28 TO THE EAST BOUNDARY OF BURR STREET; THENCE NORTH 9 DEGREES 27 MINUTES 54 SECONDS EAST 120.38 FEET ALONG THE BOUNDARY OF SAID BURR STREET TO THE NORTH LINE OF SAID LOT 28; THENCE NORTH 89 DEGREES 15 MINUTES 53 SECONDS WEST 3.00 FEET ALONG THE NORTH LINE OF SAID LOT 28 TO THE EAST BOUNDARY OF SAID BURR STREET; THENCE NORTH 4 DEGREES 55 MINUTES 48 SECONDS EAST 34.26 FEET ALONG THE BOUNDARY OF SAID BURR STREET; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 76.33 FEET ALONG SAID BOUNDARY TO THE NORTH LINE OF SAID LOT 30; THENCE SOUTH 89 DEGREES 15 MINUTES 53 SECONDS EAST 1.00 FEET ALONG THE NORTH LINE OF SAID LOT 30 TO THE EAST BOUNDARY OF SAID BURR STREET; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 100.00 FEET ALONG THE BOUNDARY OF SAID BURR STREET TO THE NORTH LINE OF SAID LOT 32; THENCE NORTH 89 DEGREES 15 MINUTES 53 SECONDS WEST 1.00 FEET ALONG THE NORTH LINE OF SAID LOT 32 TO THE EAST BOUNDARY OF SAID BURR STREET; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 50.00 FEET ALONG THE BOUNDARY OF SAID BURR STREET TO THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 89 DEGREES 15 MINUTES 53 SECONDS EAST 110.51 FEET ALONG THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 7 DEGREES 54 MINUTES 02 SECONDS W 75.46; THENCE SOUTH 0 DEGREES 05 MINUTES 50 SECONDS EAST 100.00 FEET; THENCE SOUTH 30 DEGREES 52 MINUTES 00 SECONDS WEST 58.31 FEET/ THENCE SOUTH 0 DEGREES 05 MINUTES 50 SECONDS EAST 150.00 FEET; THENCE SOUTH 66 DEGREES 06 MINUTES 29 SECONDS EAST 87.56 FEET TO THE SOUTH LINE OF SAID LOT 25; THENCE NORTH 89 DEGREES 10 MINUTES 36 SECONDS WEST 170.02 FEET ALONG THE SOUTH LINE OF SAID LOTS 25, 26, 27 AND 28 TO THE POINT OF BEGINNING AND CONTAINING 38,182 SQUARE FEET, MORE OR LESS. IN THE CITY OF GARY, LAKE COUNTY, 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 LAKE County is the owner of the certificate of sale, that the time of redeeming such real property has expired, that the property has not been redeemed, that the LAKE County Commissioners have demanded a deed for the real property described in the certificate of sale, that the records of 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 1998 and prior years:

Therefore, this indenture, made this 6th day of March, 2000 between the State of Indiana by PETER BENJAMIN, Auditor of LAKE County, of the first part, and LAKE County of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and conveyed to the party of the second part, the real property described in the certificate of sale, situated in the County of LAKE, and the State of Indiana, namely and more particularly described as follows:

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RECEIVED FOR TAXATION SUBJECT TO FIRST ACCEPTANCE FOR TRANSFER
MAR 23 2000
PETER BENJAMIN
LAKE COUNTY AUDITOR

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WEST 50.00 FEET ALONG THE BOUNDARY OF SAID BURR STREET TO THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 89 DEGREES 15 MINUTES 53 SECONDS EAST 110.51 FEET ALONG THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 7 DEGREES 54 MINUTES 02 SECONDS W 75.46; THENCE SOUTH 0 DEGREES 05 MINUTES 50 SECONDS EAST 100.00 FEET; THENCE SOUTH 30 DEGREES 52 MINUTES 00 SECONDS WEST 58.31 FEET/ THENCE SOUTH 0 DEGREES 05 MINUTES 50 SECONDS EAST 150.00 FEET; THENCE SOUTH 66 DEGREES 06 MINUTES 29 SECONDS EAST 87.56 FEET TO THE SOUTH LINE OF SAID LOT 25; THENCE NORTH 89 DEGREES 10 MINUTES 36 SECONDS WEST 170.02 FEET ALONG THE SOUTH LINE OF SAID LOTS 25, 26, 27 AND 28 TO THE POINT OF BEGINNING AND CONTAINING 38,182 SQUARE FEET, MORE OR LESS. IN THE CITY OF GARY, LAKE COUNTY, 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 where of 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.

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

Peggy Katona
Attest: PEGGY KATONA
Treasurer: LAKE County

State of INDIANA
County of LAKE

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}SS,
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Before me, the undersigned, ANNA ANTON in and for said County, this day, personally came the above name PETER BENJAMIN 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 MAR 20 day of 2000.

Anna N. Anton
ANNA ANTON, Clerk of LAKE County

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

Post Office address of grantee: 2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307



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