2000 058055

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 AUG 14 PM 12: 36

SM CARTER
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

WHEREAS TBC TAX 1, INC did the 30th day of March, 2000 produced to the undersigned, PETER BENJAMIN Auditor of the County of LAKE in the State of Indiana, a certificate of sale dated the 24th day of September, 1998, signed by SAM ORLICH who, at the date of sale, was Auditor of the County, from which it appears that TBC TAX 1, INC on the 24th day of September, 1998, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of ($1,434.97) ONE THOUSAND, FOUR HUNDRED THIRTY-FOUR AND 97/100 DOLLARS, being the amount due on the following tracts of land returned delinquent in the name JACKSON WILLIE for 1997 and prior years, namely:

25-45-0221-0004
COMMON ADDRESS: 2314 CLEVELAND, GARY, IN 46404
KOEPKES SUBDIVISION
LOT 4 BLOCK 1 EXCEPT NORTH 7.4 FEET
AND NORTH 11 FEET OF LOT 5 BLOCK 1

Such real property have 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 TBC TAX 1, INC 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 TBC TAX 1, INC 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 have been duly assessed and properly charged on the duplicate with the taxes and special assessments for 1997 and prior years:

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THEREFORE, this indenture, made this 30th day of March, 2000, between the State of Indiana by PETER BENJAMIN, Auditor of LAKE County, of the first part, and TBC TAX 1, INC of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, have 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:

25-45-0221-0004
COMMON ADDRESS: 2314 CLEVELAND, GARY, IN 46404
KOEPKES SUBDIVISION
LOT 4 BLOCK 1 EXCEPT NORTH 7.4 FEET
AND NORTH 11 FEET OF LOT 5 BLOCK 1

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, have 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 Holinga Katona
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 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 MAY 31, 2000.

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

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

Post Office address of grantee: 630 US HIGHWAY 1, SUITE 300
N PALM BEACH, FL 33408

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 14 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 02 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR