STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2000 074221

Prescribed by the State Board of Accounts

2000 OCT || PH 1: 25

TAX TITLE DEED TORCOUNTY

Whereas the LAKE County Board of Commissioners did the 2nd day of October, 2000 produced to the County of LAKE, in the State of Indiana, a certificate of sale dated the 16th day of March, 2000, signed by PETER BENJAMIN who, at the date of sale, was Auditor of the County, from which it appears that said County on the 16th day of March, 2000, obtained, pursuant to law, the real property described in this indenture for the sum of (\$269,153.68) TWO HUNDRED SIXTY-NINE THOUSAND, ONE HUNDRED FIFTY-THREE AND 68/100 DOLLARS being the amount due on the following tracts of land returned delinquent in the name BOHANAN ESTELLA for 1998 and prior years, namely:

Property ID:

25-45-0231-0011

Property Address: 1900-16 W 10TH AVE, GARY, IN 46404

LOTS "F" AND "H", LAKE ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 8, PAGE 15, IN LAKE COUNTY, INDIANA; AND LOT "G" LAKE ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 8, PAGE 15, IN LAKE COUNTY, INDIANA EXCEPTING THAT PART OF LOT "G" LYING WEST OF THE EAST LINE OF LOT "F" IN SAID ADDITION EXTENDED NORTH TO NORTH LINE OF SAID LOT "G"; AND ALSO EXCEPTING A PART OF SAID LOT "G" AS CONVEYED BY QUIT CLAIM DEED TO BORG-WARNER CORPORATION RECORDED FEBRUARY 23, 1960, IN DEED RECORD 1137, PAGE 14, AND DESCRIBED "THEREIN AS FOLLOWS; THAT PART OF LOT "G" LYING ONE AND THIRTY NINE ONE-HUNDREDTHS (1.39") FEET, MORE OR LESS, EAST OF THE EAST LINE OF LOT "F" IN SAID ADDITIONAL EXTENDED NORTH TO THE NORTH BOUNDARY LINE OF LOT "G", IT BEING THE PURPOSE AND INTENT OF THIS DOCUMENT TO CONVEY SO MUCH OF THE LAND IN LOT "G" LYING EAST OF THE EAST LINE OF LOT "F" EXTENDED AS IS PRESENTLY BEING OCCUPIED BY CERTAIN BUILDINGS OWNED BY THE SAID BORG-WARNER CORPORATION.

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 2nd day of October, 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:

Property ID:

25-45-0231-0011

Property Address: 1900-16 W 10TH AVE, GARY, IN 46404

LOTS "F" AND "H", LAKE ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 8, PAGE 15, IN LAKE COUNTY, INDIANA; AND LOT "G" LAKE ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 8, PAGE 15, IN LAKE COUNTY, INDIANA EXCEPTING THAT PART OF LOT "G" LYING WEST OF THE EAST LINE OF LOT "F" IN SAID ADDITION EXTENDED NORTH TO NORTH LINE OF SAID LOT "G"; AND ALSO EXCEPTING A PART OF SAID LOT "G" AS CONVEYED BY QUIT CLAIM DEED TO BORG-WARNER CORPORATION RECORDED FEBRUARY 23, 1960, IN DEED RECORD 1137, PAGE 14, AND DESCRIBED "THEREIN AS FOLLOWS; THAT PART OF LOT "G" LYING ONE AND THIRTY NINE ONE-HUNDREDTHS (1.39") FEET, MORE OR LESS, EAST OF THE EAST LINE OF LOT "F" IN SAID ADDITIONAL EXTENDED NORTH TO THE NORTH BOUNDARY LINE OF LOT "G", IT BEING THE PURPOSE AND INTENT OF THIS DOCUMENT TO CONVEY SO MUCH OF THE LAND IN LOT "G" LYING EAST OF THE EAST LINE OF LOT "F" EXTENDED AS IS PRESENTLY BEING OCCUPIED BY CERTAIN BUILDINGS OWNED BY THE SAID BORG-WARNER CORPORATION.

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

Attest: DEOON KATONA Treasurer: LAKE County

State of INDIANA

SS.

County of LAKE

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 where of, I have hereunto set my hand and seal this _

of OCT 10 = 200

ANNA ANTON, Clerk of LAKE County

This instrument prepared by

Lee J. Christakis, Attorney 7870 Broadway-Suite G. Merrillville, IN 46410 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 1 1 2000

Post Office Address of grantee:

2293 N. Main Street Crown Point, IN 46307

PETER BENJAMIN
LAKE COUNTY AUDITOR