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Prescribed by the State Board of Accounts

TAX DEED

WHEREAS NATIONAL TAX ASSISTANCE CORP. did the 9th day of October, 2001 produced to the undersigned, PETER BENJAMIN Auditor of the County of LAKE in the State of Indiana, a certificate of sale dated the 14th day of September, 2000, signed by PETER BENJAMIN who, at the date of sale, was Auditor of the County, from which it appears that NATIONAL TAX ASSISTANCE CORP. on the 14th day of September, 2000, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of ($4,000.00) FOUR THOUSAND AND 0/100 DOLLARS, being the amount due on the following tracts of land returned delinquent in the name FOX, JAMES & NEVA D. for 1998 and prior years, namely:

25-45-0454-0037
COMMON ADDRESS: 1164 GREEN ST., GARY, IN 46403
LAKE ESTATES SUB. L.37 BL.4

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 NATIONAL TAX ASSISTANCE CORP. 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 NATIONAL TAX ASSISTANCE CORP. 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 1998 and prior years:

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THEREFORE, this indenture, made this 9th day of October, 2001 between the State of Indiana by PETER BENJAMIN, Auditor of LAKE County, of the first part, and NATIONAL TAX ASSISTANCE CORP. 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:

25-45-0454-0037
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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

Attest: PEGGY HOLINGA KATONA
Treasurer: LAKE County

State of INDIANA }
} SS.
County of LAKE }

Before me, the undersigned, , 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 DEC 21, 2001.

ANNA A. 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: PO BOX 5570
BOSTON, MA 02110

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 10 2002

PETER BENJAMIN
LAKE COUNTY AUDITOR

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