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Prescribed by the State Board of Accounts

TAX DEED

WHEREAS MAURICE FRANKLIN did the 6th day of September, 2001 produced to the undersigned, PETER L. BENJAMIN Auditor of the County of LAKE in the State of Indiana, a certificate of sale dated the 23rd day of March, 2001, signed by PETER L. BENJAMIN who, at the date of sale, was Auditor of the County, from which it appears that MAURICE FRANKLIN on the 23rd day of March, 2001, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of ($1,513.17) ONE THOUSAND, FIVE HUNDRED THIRTEEN AND 17/100 DOLLARS, being the amount due on the following tracts of land returned delinquent in the name WARD KENNETH A JR for 1998 and prior years, namely:

25-46-0195-0026
COMMON ADDRESS: 2395 WASHINGTON ST. GARY, IN 46407
2ND. OAK PARK ADD. L.25 BL.37

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 MAURICE FRANKLIN 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 MAURICE FRANKLIN 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 6th day of September, 2001 between the State of Indiana by PETER L. BENJAMIN, Auditor of LAKE County, of the first part, and MAURICE FRANKLIN 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:

25-46-0195-0026
COMMON ADDRESS: 2395 WASHINGTON ST. GARY, IN 46407
2ND. OAK PARK ADD. L.25 BL.37

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 L. 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 L. BENJAMIN, Auditor of LAKE County

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 L. 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 22 day of October, 2001.

Anna N. Anton
ANNA N. 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: 1135 MARYLAND ST
GARY, IN 46407

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 07 2002

PETER BENJAMIN
LAKE COUNTY AUDITOR

14 00

000570 cash