

7

LAKE COUNTY
FILED FOR RECORD

2002 046614
AFFIDAVIT

2002 MAY 20 AM 10:12

HORRIS W. CARTER
RECORDER

Gary J. Irwin, Affiant (hereinafter "Affiant"), first being duly sworn upon his oath, makes the following affidavit:

1) Affiant is a Title Counsel for First American Title Insurance Company in Lake County, Indiana.

2) National Tax Assistance Corp. as Grantee in Tax Deed dated March 30, 2001, and recorded April 6, 2001, as Document Number 2001-025598 took fee simple title to that certain land commonly known as:

3828 Adams Street, Gary, Indiana 46408,

Tax Key Number 25-45-0138-0010, and legally described as follows:

Lot 13 and the North 5 feet of Lot 14, Block 12 of Jackson Park South Broadway Addition to Gary, as per plat thereof, recorded in Plat Book 7, Page 35, in the Office of the Recorder of Lake County, Indiana,

as evidenced by the copy of said deed attached hereto as Exhibit "A."

3) National Tax Assistance Corp. executed and caused to be recorded Special Warranty Deed from National Tax Assistance Corp., Grantor, to Marcell Jackson, Grantee, dated April 17, 2002, and recorded April 22, 2002, as Document Number 2002-037902, as evidenced by the copy of said deed attached hereto as Exhibit "B."

4) Affiant, on behalf of National Tax Assistance Corp., declares:

- a) That Marcell Jackson has no right, title or interest in the subject land;
- b) That Marcell Jackson was not the intended Grantee in Special Warranty Deed recorded as Document Number 2002-037902;
- c) That Special Warranty Deed recorded as Document Number 2002-037902 was recorded in error; and
- d) That Special Warranty Deed recorded as Document Number 2002-037902 is null and void Ab Initio (Exhibit "B").

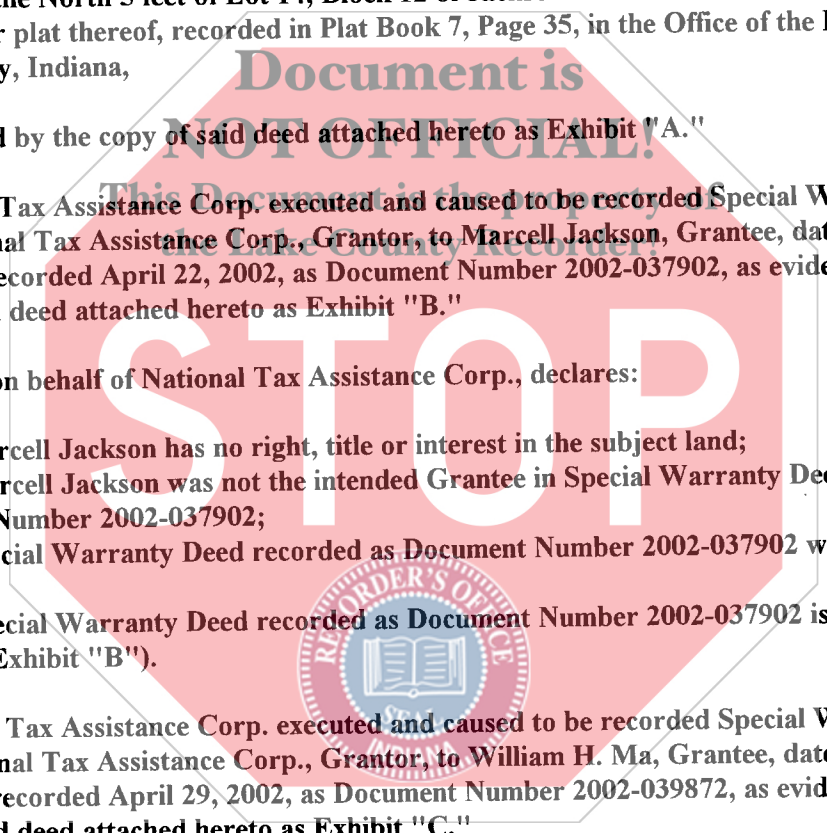
5) National Tax Assistance Corp. executed and caused to be recorded Special Warranty Deed from National Tax Assistance Corp., Grantor, to William H. Ma, Grantee, dated March 6, 2002, and recorded April 29, 2002, as Document Number 2002-039872, as evidenced by the copy of said deed attached hereto as Exhibit "C."

6) Affiant, on behalf of National Tax Assistance Corp., declares that William H. Ma is vested in fee simple title to the subject land, by reason of Special Warranty Deed recorded as Document Number 2002-039872 (Exhibit "C").

HOLD FOR FIRST AMERICAN TITLE

001561

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M.J.
FA



2002 MAY 20 10:12 AM
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MAY 20 2002

HORRIS W. CARTER
RECORDER

7) The purpose of this affidavit is to induce the Auditor of Lake County, Indiana, to expunge the name of Marcell Jackson from the official real property transfer records of the subject land and, further, to induce the Auditor of Lake County, Indiana, to transfer record ownership of the subject land to William H. Ma, by reason of Special Warranty Deed recorded as Document Number 2002-039872.

Dated May 17, 2002

Gary J. Irwin

First American Title Insurance Company
By: Gary J. Irwin, Title Counsel

State of Indiana)
County of Lake)

Subscribed and sworn to before me, the Undersigned Notary Public in of for said County and State, personally appeared Gary J. Irwin, who stated on his oath that he is Title Counsel for First American Title Insurance Company and acknowledged his signature on this affidavit as his free and voluntary act for the intent and purpose herein set forth.

Witness my hand and Notarial Seal this 17th day of May, 2002.

Leslene G. Kurdela Notary Public
Leslene G. Kurdela
Printed

My Commission expires on 9/19/06. My County of residence is Jasper.

This Instrument was prepared by Gary J. Irwin, Title Counsel, First American Title Insurance Company, 5265 Commerce Drive, Crown Point, IN 46307

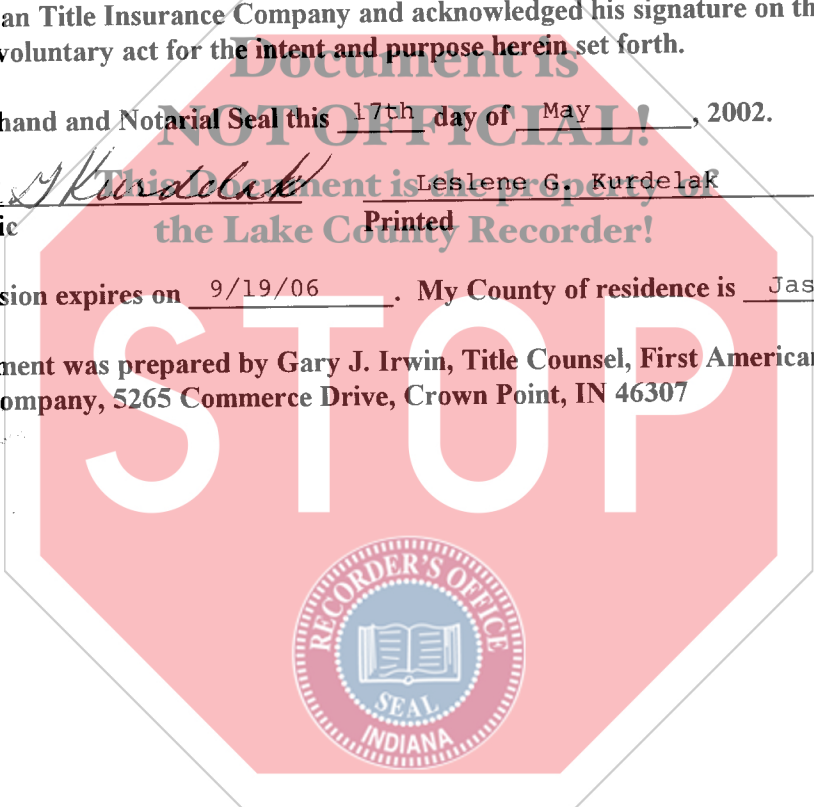


EXHIBIT "A"

2001 025598

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

700 APR -5 PM 1:30

RECORDER

Prescribed by the State Board of Accounts

TAX DEED

WHEREAS NATIONAL TAX ASSISTANCE CORP. did the 21st day of March, 2001 produce to the undersigned, PETER BENJAMIN Auditor of the County of LAKE in the State of Indiana, a certificate of sale dated the 17th day of September, 1999, signed by PETER BENJAMIN who, at the date of sale, was Auditor of the County, from which it appears that NTAC on the 17th day of September, 1999, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of (\$8,000.00) EIGHT THOUSAND AND 0/100 DOLLARS, being the amount due on the following tracts of land returned delinquent in the name WOODS DAVID A for 1998 and prior years, namely:

25-45-0138-0010
COMMON ADDRESS: 3828 ADAMS ST, GARY, IN 46408
JACKSON PARK SQ. BROADWAY ADD. ALL L.13 BL.12 N. 5 FT. L.14 BL.12

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 property charged on the duplicate with the taxes and special assessments for 1998 and prior years:

THEREFORE, this indenture, made this 21st day of March, 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, witnesses: 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:

25-45-0138-0010
COMMON ADDRESS: 3828 ADAMS ST, GARY, IN 46408
JACKSON PARK SQ. BROADWAY ADD. ALL L.13 BL.12 N. 5 FT. L.14 BL.12

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.


Attest: PEGGY POLINGA KATONA
Treasurer: LAKE County

State OF INDIANA

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 uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this day of MAR 30, 2001.


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 grantor: 30 FEDERAL ST
BOSTON, MA 02110

Return to: MARC L. GRIFFIN
ATTORNEY AT LAW
4000 E SOUTHPORT RD #150
INDIANAPOLIS, IN 46227-3877
DAILY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

00811

APR - 6 2001

PETER BENJAMIN
LAKE COUNTY AUDITOR

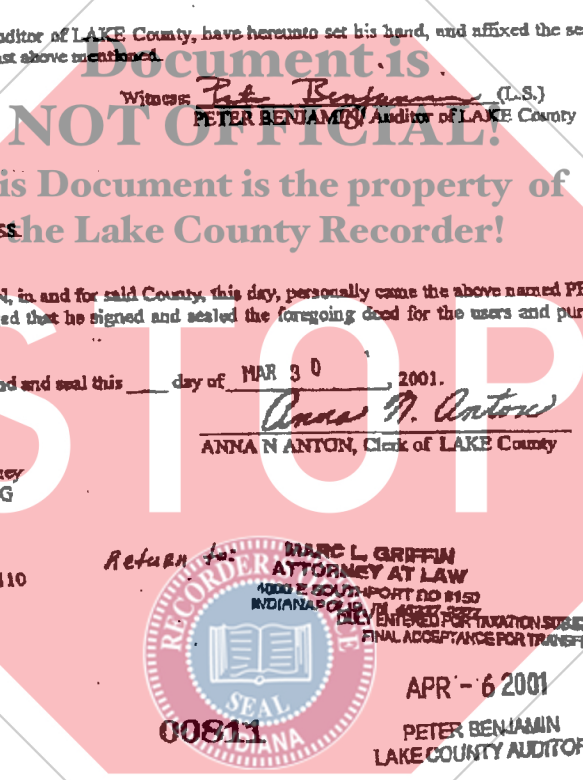


EXHIBIT "B"

FILED FOR RECORD
LAKE COUNTY

2002 037902

2002 APR 22 AM 10:16

MORRIS W. CARTER
RECORDER

SPECIAL WARRANTY DEED

National Tax Assistance Corp., a corporation organized and existing under the laws of the State of Ohio, hereinafter referred to as "Grantor," for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and specially warrants to Marcell Jackson, hereinafter referred to as "Grantee," the following described real estate in Lake County, Indiana:

Parcel No. 25-45-0138-0010

Lot 13 and the North 5 feet of Lot 14 in Block 12 in Jackson Park South Broadway Addition to Gary, as per plat thereof, recorded in Plat Book 7, Page 35, in the Office of the Recorder of Lake County, Indiana.

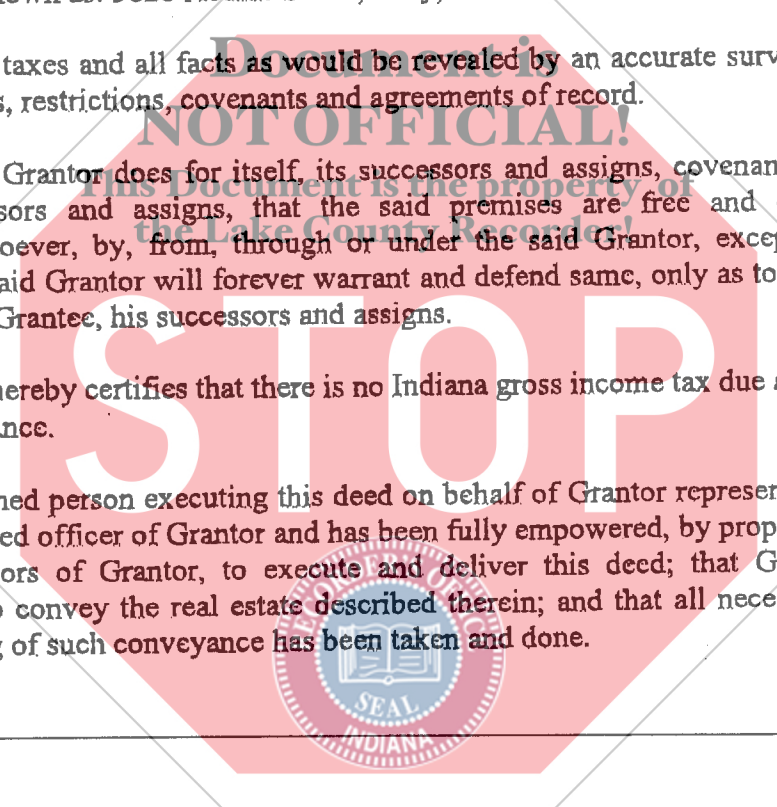
Commonly known as: 3828 Adams Street, Gary, Indiana.

Subject to all taxes and all facts as would be revealed by an accurate survey. Subject to any and all easements, restrictions, covenants and agreements of record.

And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantor, except as indicated herein, and that the said Grantor will forever warrant and defend same, only as to its acts and no others, unto the said Grantee, his successors and assigns.

The Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described therein; and that all necessary corporate action for the making of such conveyance has been taken and done.



APR 21 2002

HOLD FOR FIRST AMERICAN TITLE

06026335

06026335-730 JA

001586

BI
16.0x
FA

In Witness Whereof, Grantor has caused this deed to be executed this 17th day of

April, 2002.

National Tax Assistance Corp., an Ohio corporation

By: [Signature]
Thomas J. Staley, Vice President

STATE OF MASSACHUSETTS)
) SS: Boston
COUNTY OF SUFFOLK)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas J. Staley, who stated on his oath that he is the Vice President of National Tax Assistance Corp., an Ohio corporation, and acknowledged the execution of the foregoing Special Warranty deed.

Witness my hand and Notarial Seal this 17th day of April, 2002.

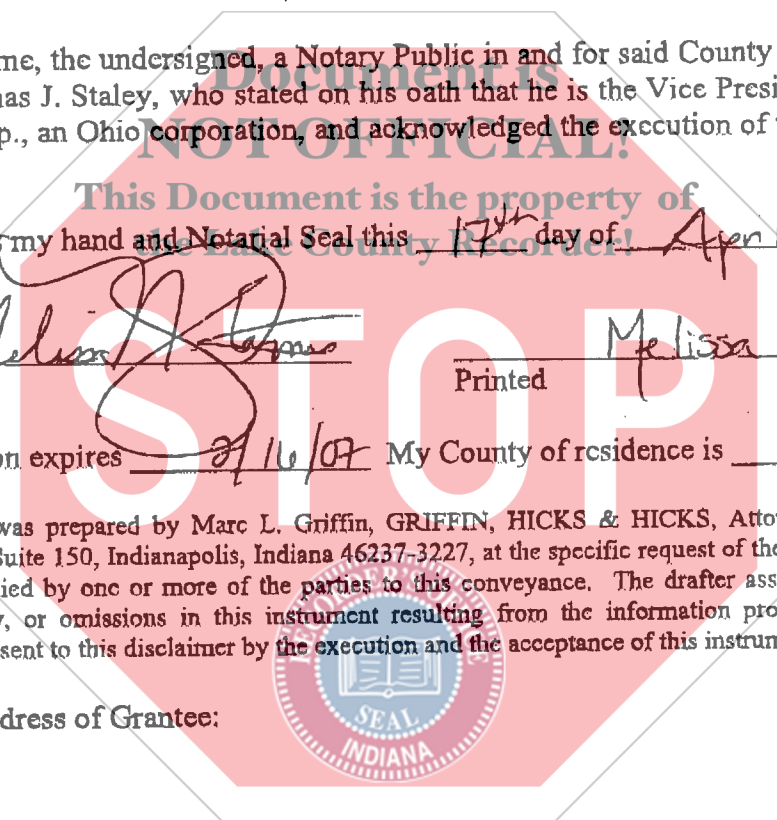
[Signature]
Notary Public

Printed Melissa N. Starnes

My Commission expires 2/16/07 My County of residence is Suffolk

This Instrument was prepared by Marc L. Griffin, GRIFFIN, HICKS & HICKS, Attorneys at Law, 4000 East Southport Road, Suite 150, Indianapolis, Indiana 46237-3227, at the specific request of the Grantor, based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the execution and the acceptance of this instrument.

Post Office Address of Grantee:



②

EXHIBIT "C"

2002 039872

2002 APR 29 10:41

RECORDED

SPECIAL WARRANTY DEED

National Tax Assistance Corp., a corporation organized and existing under the laws of the State of Ohio, hereinafter referred to as "Grantor," for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and specially warrants to William H. Ma, hereinafter referred to as "Grantee," the following described real estate in Lake County, Indiana:

Parcel No. 25-45-0138-0010

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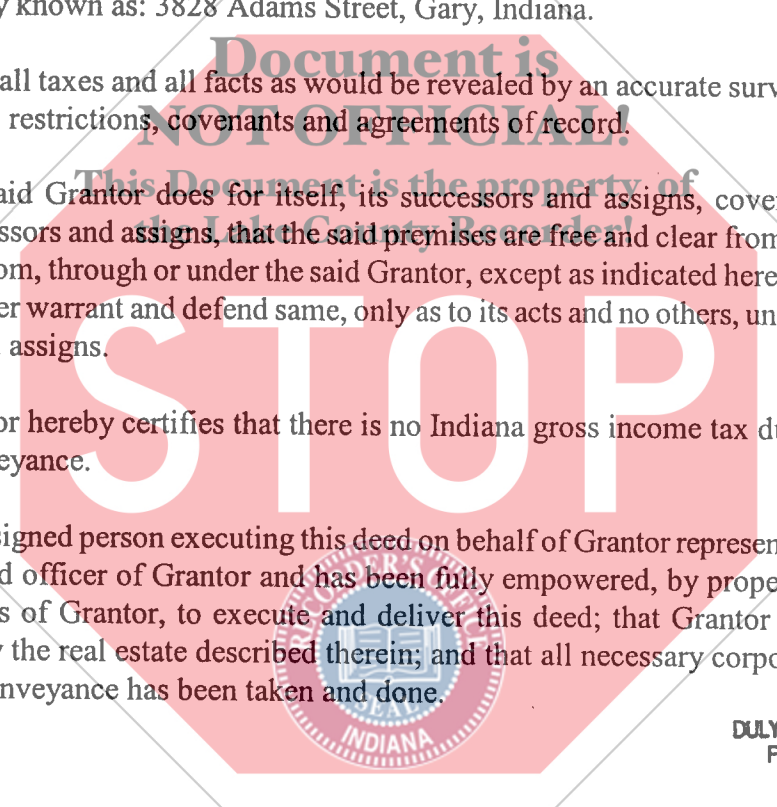
Commonly known as: 3828 Adams Street, Gary, Indiana.

Subject to all taxes and all facts as would be revealed by an accurate survey. Subject to any and all easements, restrictions, covenants and agreements of record.

And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantor, except as indicated herein, and that the said Grantor will forever warrant and defend same, only as to its acts and no others, unto the said Grantee, his successors and assigns.

The Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described therein; and that all necessary corporate action for the making of such conveyance has been taken and done.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 29 2002

HOLD FOR FIRST AMERICAN TITLE
PETER BENJAMIN
LAKE COUNTY AUDITOR

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16.00
EA

06026335

In Witness Whereof, Grantor has caused this deed to be executed this 6th day of March, 2002.

National Tax Assistance Corp., an Ohio corporation

By: Carl R. Vercollone
Carl R. Vercollone, Chairman of the Board

STATE OF MASSACHUSETTS)
) SS: Boston
COUNTY OF SUFFOLK)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carl R. Vercollone, who stated on his oath that he is the Chairman of the Board of National Tax Assistance Corp., an Ohio corporation, and acknowledged the execution of the foregoing Special Warranty deed.

Witness my hand and Notarial Seal this 6th day of March, 2002.

Melissa N. Stamos
Notary Public

Melissa N. Stamos
Printed

My Commission expires 2/16/07 My County of residence is Suffolk

This Instrument was prepared by Marc L. Griffin, GRIFFIN, HICKS & HICKS, Attorneys at Law, 4000 East Southport Road, Suite 150, Indianapolis, Indiana 46237-3227, at the specific request of the Grantor, based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the execution and the acceptance of this instrument.

Post Office Address of Grantee:

