

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 053171

2005 JUN 28 AM 10:26

Mail Tax Bills to:  
ABN AMRO Mortgage Group, Inc.  
7159 Corklan Drive  
Jacksonville FL 32258

MICHAEL A. STIGLER  
RECORDER

**SHERIFF'S DEED ON DECREE**

**THIS INDENTURE**, made this 3rd day of June, 2005, by and between Rogelio "Roy" Dominguez, Sheriff of Lake County, Indiana, as First Party, and ABN AMRO Mortgage Group, Inc., of Duval County, Florida, as Second Party, WITNESSETH THAT:

**WHEREAS**, on the 27th day of March, 2003, in the Lake SUPERIOR Court, Lake County, Indiana, in a certain cause of action therein bearing Cause No. 45D01-0208-MF-00329, entitled ABN AMRO Mortgage Group, Inc., Plaintiff, versus Agustin Sanchez, ABN AMRO Mortgage Group, Inc. recovered judgment of said court in the sum of \$63,782.74 for its damages, together with its costs in that behalf laid out and expended, and said ABN AMRO Mortgage Group, Inc., by judgment and decree of said court in said action, obtained an order for the sale of all right, title interest and estate of all and each of said Defendants, in and to said real estate located in Lake County, Indiana, described as follows, to-wit:

See attached legal description

Commonly known as: 3421 W. Ridge Road  
Gary, Indiana 46408

all without relief whatever from valuation and appraisal laws as by the record thereof remaining in said court more fully appears; and

**002164**

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 27 2005

STEPHEN STIGLER  
LAKE COUNTY CLERK

*Handwritten:*  
201-7  
CL 7785

**WHEREAS**, afterwards, to-wit, a copy of said judgment and decree was duly issued under the seal of said court, attested to by the Clerk thereof, directed to the Sheriff of Lake County, Indiana, commanding him that after due and legal notice of the time and place of selling the same, he should sell the real estate described with all right, title, interest and estate of said Defendants, and each of them, according to the terms of said decree, to pay and satisfy the judgment aforesaid in favor of said ABN AMRO Mortgage Group, Inc., with the interest and costs thereon; and that he should in like manner also make all accruing costs thereof and make due return of said writ to the Clerk's Office within ninety (90) days of the date of the same; and

**WHEREAS**, said copy of said judgment and order of sale, came into the hands of Rogelio "Roy" Dominguez, Sheriff of Lake County, Indiana, to be executed, and said Rogelio "Roy" Dominguez, as Sheriff aforesaid, having legally advertised same did on the 3rd day of June, 2005, at the Lake County Sheriff's Office in the City of Crown Point, Lake County, Indiana, between the hours prescribed by law, offer for sale at public auction the fee simple title to the said real estate hereinbefore described, and ABN AMRO Mortgage Group, Inc. did then and there bid the sum of \$77,167.36, including interest and costs, and no person bidding more, said real estate was in due form openly struck off and sold to ABN AMRO Mortgage Group, Inc. for the sum of \$77,157.36, plus \$10.00 costs, it being the highest price bid for said real estate; and

**WHEREAS**, said court in said decree found and adjudged that more than three (3) months had elapsed since the filing of Plaintiff's Complaint, said Sheriff should, upon the sale of said real estate, forthwith execute his deed for said real estate to the purchaser thereof.

**NOW, THEREFORE,** to confirm to ABN AMRO Mortgage Group, Inc. the sale so made as aforesaid, Rogelio "Roy" Dominguez, as Sheriff aforesaid, in consideration of the sum of \$77,157.36, together with \$10.00 costs, to him in hand paid by said ABN AMRO Mortgage Group, Inc. has granted, bargained and sold, and does by these presents grant, bargain, sell, convey and confirm, to said ABN AMRO Mortgage Group, Inc., its successors and assigns forever in fee simple, all of the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

See attached legal description

Commonly known as 3421 W. Ridge Road  
Gary, Indiana 46408

to have and to hold the premises aforesaid with the privileges and appurtenances to said ABN AMRO Mortgage Group, Inc., its successors and assigns forever, in as full and ample a manner as the same was held by the owners thereof immediately before the execution of the mortgage of said ABN AMRO Mortgage Group, Inc. described in the decree foreclosing the same.

**IN WITNESS WHEREOF,** the said Rogelio "Roy" Dominguez, Sheriff of Lake County, Indiana, has hereunto set his hand and official seal this 3rd day of June, 2005.

  
Rogelio "Roy" Dominguez  
Sheriff of Lake County, Indiana.

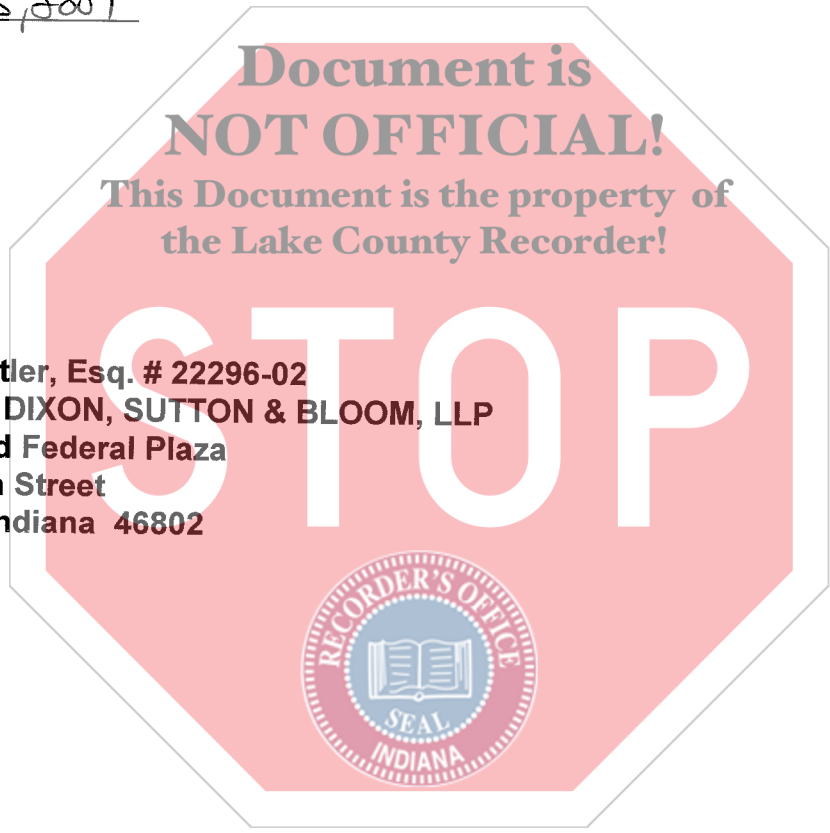


STATE OF INDIANA            )  
  ) SS:  
COUNTY OF LAKE            )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Rogelio "Roy" Dominguez, Sheriff of Lake County, Indiana, and acknowledged the execution of the above and foregoing deed this 3rd day of June, 2005.

Mary Ann Torres  
Mary Ann Torres           Notary Public  
Resident of Indy           County, IN

My Commission Expires:  
July 5, 2007



Prepared by:

**William C. Butler, Esq. # 22296-02**  
**BURT, BLEE, DIXON, SUTTON & BLOOM, LLP**  
**1000 Standard Federal Plaza**  
**200 East Main Street**  
**Fort Wayne, Indiana 46802**  
**260-426-1300**

7

Serial No.976603  
Member's No. 3701  
Order No.9910617-03

EXHIBIT A

Part of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 36 North, Range 8 West of the 2nd Principal Meridian, described as commencing at a point on the South line of Ridge Road 1076.40 feet West of the East line of said Section; thence South parallel to the East line of said Section to a point 658.52 feet North of the South line of said Northeast 1/4; thence West 125 feet North to the South line of Ridge Road; thence East 125 feet to the place of beginning, all in Lake County, Indiana. Commonly known as 3421 Ridge Road, Gary, Indiana 46408.



18