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Hold: ROSA

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 053313

2005 JUN 28 PM 2:19

MICHAEL A. STIGLICH  
RECORDER

Prescribed by the State Board of Accounts

(CORRECTED)

# TAX TITLE DEED TO COUNTY

Whereas the LAKE County Board of Commissioners did the 1st of July, 2004 produced to the County of LAKE, in the state of Indiana, a certificate of sale dated the 23rd day of September 1998 signed by Sam Orlich who, at the date of sale, was Auditor of the County, from which it appears that said County on the 23rd day of September, 1998, obtained, pursuant to law, the real property described in this indenture for the sum of ( \$ ) DOLLARS being the amount due on the following tracts of land returned delinquent in the name GERALDINE M & ZAHIRALIS CHRIS D HORKAVI for 1996 and prior years, namely:

Property ID: 25-40-0052-0001  
Property Address: 1601 E 15<sup>TH</sup> AVE  
GARY, IN 46407

Legal Description:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> P.M., LYING NORTH OF THE NORTHERLY LINE OF THE MICHIGAN CENTRAL RAILROAD AND SOUTH OF THE SOUTHLINE OF 15<sup>TH</sup> AVENUE, EXCEPTING THE EAST 2100 FEET THEREOF; ALSO EXCEPTING THEREFROM BEGINNING AT A MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 11; THENCE SOUTH ALONG THE SECTION LINE, A DISTANCE OF 30 FEET; THENCE EAST AND PARALLEL TO THE CENTER LINE OF 15<sup>TH</sup> AVENUE, GARY INDIANA, A DISTANCE OF 378 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH AND PARALLEL TO THE SAID SECTION LINE, A DISTANCE OF 164 FEET, MORE OR LESS, WHICH LINE AS DRAWN HEREIN IS HERINAFTER REFERRED TO AS THE WEST LINE OF ILLNOIS STREET; THENCE IN A CIRCULAR PATTERN WITH A RADIUS OF 60 FEET SOUTHWEST, SOUTH, SOUTHEAST, EAST, NORTHEAST, NORTH, AND NORTHWEST TO A POINT WHICH IS 164 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID 15<sup>TH</sup> AVENUE; THENCE WEST A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING, ALL IN GARY, LAKE COUNTY, INDIANA; ALSO EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> P.M. A MORE DETAILED DESCRIPTION IS AS FOLLOWS, BEGINNING AT THE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 11, PART OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> P.M. DESCRIBED AS FOLLOWS; BEGINNING ON THE SOUTH LINE OF 15<sup>TH</sup> AVENUE (60 FEET IN WIDTH) AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE EAST ALONG THE SOUTH LINE OF 15<sup>TH</sup> AVENUE, 113.60 FEET; THENCE SOUTHERLY TO A POINT 175.0 FEET SOUTH OF THE SOUTH LINE OF 15<sup>TH</sup> AVENUE AND 112.24 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE WEST PARALLEL TO THE SOUTH LINE OF 15<sup>TH</sup> AVENUE, 112.24 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA. PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> P.M., DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF 15<sup>TH</sup> AVENUE (60 FEET IN WIDTH) AND 113.6 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, MEASURED ALONG SAID SOUTH LINE; THENCE EAST ALONG THE SOUTH LINE 15<sup>TH</sup> AVENUE, 89.4 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 175 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF 15<sup>TH</sup> AVENUE A DISTANCE OF 90.76 FEET; THENCE NORTHERLY 175 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 11, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. ALSO EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE CENTER LINE OF 15<sup>TH</sup> AVENUE A DISTANCE OF 568.00 FEET; THENCE SOUTH WITH AN ANGLE OF 91 DEGREES 49 MINUTES, 30 SECONDS, A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING THENCE SOUTH AND PARALLEL WITH THE CENTER LINE OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST A DISTANCE OF 150 FEET; THENCE WEST AND PARALLEL WITH THE CENTER LINE OF 15<sup>TH</sup> AVENUE, A DISTANCE OF 140 FEET; THENCE NORTH, AND PARALLEL WITH THE CENTER LINE OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST A DISTANCE OF 150 FEET, THENCE EAST AND PARALLEL WITH THE CENTER LINE OF 15<sup>TH</sup> AVENUE, A DISTANCE OF 140 FEET TO THE SAID TRUE POINT OF BEGINNING, IN THE CITY OF GARY, LAKE COUNTY, INDIANA. BUT SUBJECT TO ALL MUNICIPAL AND ZONING ORDINANCES, RECORDED EASEMENTS, RESTRICTIONS AND BUILDING RESTRICTIONS OF RECORD. ALSO EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> P.M. DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF 15<sup>TH</sup> AVENUE (60 FEET IN WIDTH) AND 203 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, MEASURED ALONG SAID SOUTH LINE; THENCE EAST ALONG THE SOUTH LINE OF 15<sup>TH</sup> AVENUE 175 FEET TO THE WEST LINE OF ILLINOIS STREET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 11 AND ALONG THE WEST LINE OF ILLINOIS STREET A DISTANCE OF 150 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF 15<sup>TH</sup> AVENUE A DISTANCE OF 175 FEET; THENCE NORTH 150 FEET TO THE POINT OF COMMENCEMENT, IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

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 the 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 entered on the duplicate with the taxes and special assessments for 2000 and prior years:

Therefore, this indenture, made this 12 day of March, 2004 between the State of Indiana by and for R. STIGLICH, Auditor LAKE County, of the first part, and LAKE County of the second part, witnesses 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:

FILED FOR RECORD  
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
MARCH 23 2004  
MICHAEL A. STIGLICH  
LAKE COUNTY AUDITOR

06-2687  
A/C  
CP

Property ID: 25-40-0052-0001  
Property Address: 1601 E 15<sup>TH</sup> AVE  
GARY, IN 46407

Legal Description:

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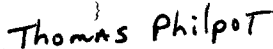
To have and to hold such real property, with appurtenances belonging thereto, in as full and ample a manner as the Auditor of said County is empowered by law to convey the same.

In testimony where of STEPHEN R. STIGLICH, 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.

  
Attest: PEGGY KATONA  
Treasurer: LAKE County

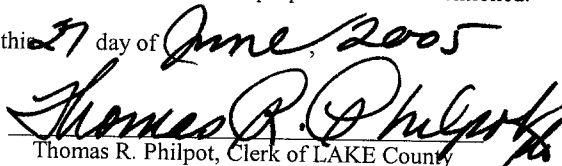
Witness:  (L.S.)  
STEPHEN R. STIGLICH, Auditor of LAKE County

State of INDIANA }  
County of LAKE } SS



Before me, the undersigned, ~~Thomas Philpot~~ in and for said County, this day, personally came the above name STEPHEN R. STIGLICH of said County, and acknowledged that he signed and sealed the foregoing deed for the users and purposed therein mentioned.

In witness where of, I have hereunto set my hand and seal this 27 day of June, 2005

  
Thomas R. Philpot, Clerk of LAKE County

This instrument prepared by John Dull  
2293 N. Main St.  
Crown Point, IN 46307

Post Office Address of grantee: 2293 N. Main St.  
Crown Point, IN 46307

\* This deed is being corrected because legal was incorrect.