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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 011509

2006 FEB 13 AM 11:02

Prescribed by the State Board of Accounts

MICHAEL A. BROWN
RECORDER

TAX DEED

WHEREAS Walter James did the 31ST day of October, 2005 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 4TH day of August, 2004, signed by STEPHEN R. STIGLICH who, at the date of sale, was Auditor of the County, from which it appears that Walter James on the 4TH day of August, 2004, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$750.00 (Seven Hundred Fifty Dollars and 00/100), being the amount due on the following tracts of land returned delinquent in the name Valisa Drake for 2002 and prior years, namely:

25-46-0020-0024
COMMON ADDRESS: 1615 GRANT ST. GARY, IN. 46407
MAIN ST. ANNEX LOGAN PARK ALL LOTS 24 & 25 BL.2

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 that Walter James 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 Walter James 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 has been duly assessed and properly charged on the duplicate with the taxes and special assessments for 2002 and prior years.

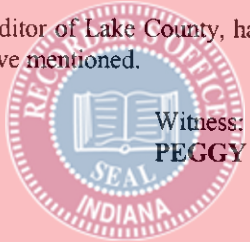
THEREFORE, this indenture, made this the 31ST day of October, 2005 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Walter James of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained 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:

25-46-0020-0024
COMMON ADDRESS: 1615 GRANT ST. GARY, IN. 46407
MAIN ST. ANNEX LOGAN PARK ALL LOTS 24 & 25 BL.2

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, PEGGY KATONA, Auditor of Lake County, has hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

John E. Petalas
Attest: John Petalas Treasurer: Lake County



Witness: *Peggy Katona*
PEGGY KATONA, Auditor of Lake County

State OF INDIANA

County OF Lake

} SS.

Before me, the undersigned, THOMAS R. PHILPOT, in and for said County, this day, personally came the above named PEGGY KATONA, Auditor of said County, and acknowledged that he/she 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 20th day of January 2006

Thomas R. Philpot
THOMAS R. PHILPOT, Clerk of Lake County

This instrument prepared by PEGGY KATONA, Auditor

By: *Peggy Katona*
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Post Office address of grantee: Walter James
1820 W. 19TH AVE
GARY IN. 46404

FEB 13 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

16-
RP
CS

003091

Prescribed by the
State Board of Accounts
(2005)

County form 170

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.



Walter James
Signature of Declarant

WALTER JAMES
Printed Name of Declarant