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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Prescribed by the State Board of Accounts

2006 012497

2006 FEB 15 PM 4:01

TAX DEED

MICHAEL A. BROWN
RECORDER

WHEREAS ALLAN FEFFERMAN did the 17TH day of January, 2006 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 2ND day of February, 2005, signed by STEPHEN R. STIGLICH who, at the date of sale, was Auditor of the County, from which it appears that ALLAN FEFFERMAN on the 2ND day of February, 2005, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$6,000.00 (Six Thousand Dollars and 00/100), being the amount due on the following tracts of land returned delinquent in the name Real Estate Fund Lp B2 for 2002 and prior years, namely:

25-46-0132-0045

COMMON ADDRESS: 2113 BROADWAY GARY, IN. 46407

LOT 45 EXCEPT THE NORTH 6 INCHES THEREOF IN BLOCK 4, AS MARKED AND LAID DOWN IN THE RECORDED PLAT OF CHICAGO TOLLESTON LAND AND INVESTMENT COMPANY'S OAK PARK ADDITION TO TOLLESTON, 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 that ALLAN FEFFERMAN 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 ALLAN FEFFERMAN 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 17TH day of January, 2006 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and ALLAN FEFFERMAN 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:

25-46-0132-0045

COMMON ADDRESS: 2113 BROADWAY GARY, IN. 46407

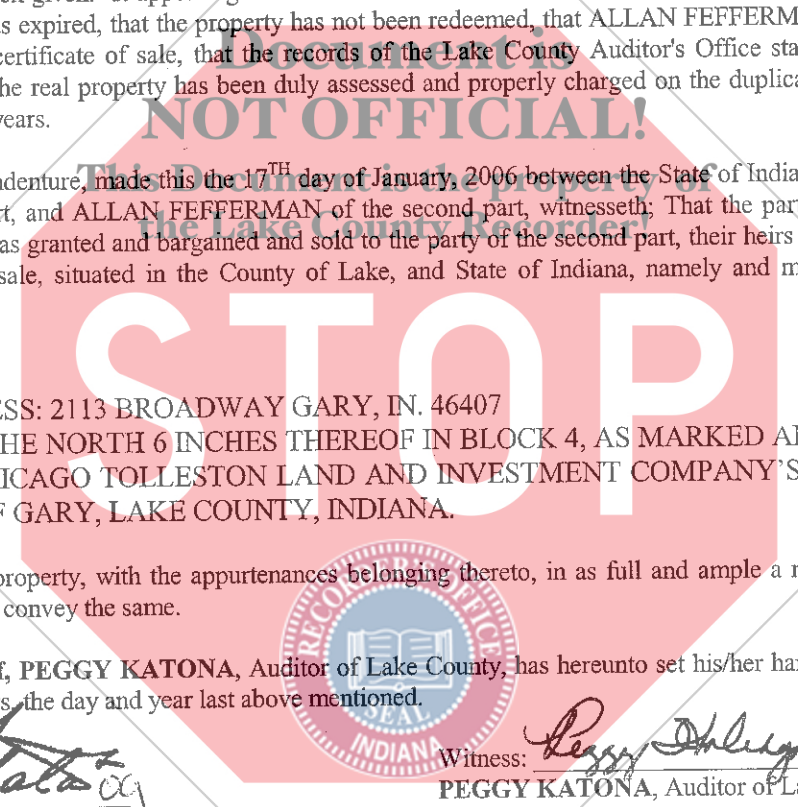
LOT 45 EXCEPT THE NORTH 6 INCHES THEREOF IN BLOCK 4, AS MARKED AND LAID DOWN IN THE RECORDED PLAT OF CHICAGO TOLLESTON LAND AND INVESTMENT COMPANY'S OAK PARK ADDITION TO TOLLESTON, CITY OF GARY, LAKE COUNTY, INDIANA.

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 }
 } SS.
County OF Lake } }

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 15^E day of February, 2006

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

This instrument prepared by PEGGY KATONA, Auditor

Post Office address of grantee: ALLAN FEFFERMAN DULY ENTERED FOR TAXATION SUBJECT TO
P.O. BOX 1938 FINAL ACCEPTANCE FOR TRANSFER
GARY IN. 46409

By: *Violety Orlow \$17*
Deputy Clerk
CK# 16803
CAN

FEB 15 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

003338

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.




Signature of Declarant

MARGARET KEEDLO
Printed Name of Declarant