

FILED FOR RECORD

# TAX DEED

2006 FEB 28 AM 10:22

WHEREAS Miller Beach Investments, LLC did the 31<sup>st</sup> 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 2<sup>nd</sup> 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 Miller Beach Investments, LLC on the 2<sup>nd</sup> day of February, 2005, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$6,381.44(Six Thousand Three Hundred Eighty-One Dollars and 44/100), being the amount due on the following tracts of land returned delinquent in the name Timothy P Pettis for 2002 and prior years, namely:

25-46-0292-0021

COMMON ADDRESS: 7010 E. US 20, GARY IN. 46403

LOTS 21 THROUGH 28, BOTH INCLUSIVE, IN BLOCK 11, IN PACKER'S ADDITION TO MILLER IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. ALSO THAT PART OF VACATED ALLEY 70 EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 21, BLOCK 11, IN PACKERS ADDITION TO MILLER, THENCE SOUTH ALONG THE WEST LINE OF LOTS 21 THOUGH 24 TO THE SOUTHWEST CORNER OF LOT 24 IN SAID ADDITION; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 25 IN SAID ADDITION; THENCE NORTH ALONG THE EAST LINE OF LOTS 25 THROUGH 28 TO THE NORTHEAST CORNER OF LOT 28 IN SAID ADDITION; THENCE EAST TO THE POINT OF BEGINNING

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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 Miller Beach Investments, LLC 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 Miller Beach Investments, LLC 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 31<sup>st</sup> day of October, 2005 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Miller Beach Investments, LLC 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:

25-46-0292-0021

COMMON ADDRESS: 7010 E. US 20, GARY IN. 46403

LOTS 21 THROUGH 28, BOTH INCLUSIVE, IN BLOCK 11, IN PACKER'S ADDITION TO MILLER IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. ALSO THAT PART OF VACATED ALLEY 70 EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 21, BLOCK 11, IN PACKERS ADDITION TO MILLER, THENCE SOUTH ALONG THE WEST LINE OF LOTS 21 THOUGH 24 TO THE SOUTHWEST CORNER OF LOT 24 IN SAID ADDITION; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 25 IN SAID ADDITION; THENCE NORTH ALONG THE EAST LINE OF LOTS 25 THROUGH 28 TO THE NORTHEAST CORNER OF LOT 28 IN SAID ADDITION; THENCE EAST TO THE POINT OF BEGINNING

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

Witnessed by *Peggy Katona* (L.S.)  
DULY ENTERED FOR TRANSFER SUBJECT TO  
FINAL ACCEPTANCE FOR KATONA, Auditor of Lake County

State OF INDIANA }  
County OF Lake } SS.

FEB 28 2006  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Before me, the undersigned, THOMAS R. PHILPOT, Clerk of 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 24<sup>th</sup> day of January, 2006

*Thomas R. Philpot*  
THOMAS R. PHILPOT, Clerk of Lake County  
*By: Matthew...*  
CK# 2457  
1900  
D.M.

004245

This instrument prepared by **PEGGY KATONA**, Auditor

Post Office address of grantee: Miller Beach Investments, LLC  
2443 W. 16<sup>th</sup> St., #4  
Attn: How- Powers  
Chicago, IL 60608



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

JOHN R. CRAIG  
Printed Name of Declarant