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2006 016035

LAKE COUNTY  
FILED FOR REC'D

2006 FEB 28 PM 3:30

# TAX DEED

WHEREAS Miller Beach Investments, LLC did the 31<sup>TH</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 02<sup>TH</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 02<sup>TH</sup> day of February, 2005, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$1500.00 (One Thousand Five Hundred Dollars and 00/100), being the amount due on the following tracts of land returned delinquent in the name Jesse Pruitt for 2002 and prior years, namely:

25-44-0047-0026  
COMMON ADDRESS: 740 TENNESSEE ST. GARY IN. 46402  
GARY LAND CO'S. 1ST SUB. S. 27 FT. OF L.30 BL.47 (N. 3 FT. L.30 BL.47 EASEMENT INTEREST)

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 31<sup>TH</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:

25-44-0047-0026  
COMMON ADDRESS: 740 TENNESSEE ST. GARY IN. 46402  
GARY LAND CO'S. 1ST SUB. S. 27 FT. OF L.30 BL.47 (N. 3 FT. L.30 BL.47 EASEMENT INTEREST)

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

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 17<sup>th</sup> day of January, 2006

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

This instrument prepared by PEGGY KATONA, Auditor

By: *Peggy Katona*  
Deputy Clerk

Post Office address of grantee: Miller Beach Investments, LLC  
43W 16<sup>TH</sup> BOX 4  
CHICAGO, IL. 60608  
ATTN: HOW-POWERS

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

FEB 28 2006  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

004326

*ck# 2458  
17.00  
A.M.*

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