

2006 106484

2006 DEC -4 PM 2:33

Prescribed by the State Board of Accounts

MICHAEL A. BROWN  
RECORDER

# TAX DEED

**WHEREAS** EULALIO ESTRELLA RUIZ did the 03<sup>rd</sup> day of May, 2006 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 30<sup>th</sup> day of August, 2005, signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that EULALIO ESTRELLA RUIZ on the 30<sup>th</sup> day of August, 2005, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$550.00(Five Hundred Fifty Dollars and 00/100), being the amount due on the following tracts of land returned delinquent in the name Jewell & Marshall Fincher 2002 and prior years, namely:

09-11-0085-0004  
COMMON ADDRESS: PART OF 7911 AUSTIN AVE. ST. JOHN IN. 46373  
CALUMET FARMS NO 2 L4 BL.1

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 EULALIO ESTRELLA RUIZ 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 EULALIO ESTRELLA RUIZ 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 03<sup>rd</sup> day of May, 2006 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and EULALIO ESTRELLA RUIZ 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:

09-11-0085-0004  
COMMON ADDRESS: PART OF 7911 AUSTIN AVE. ST. JOHN IN. 46373  
CALUMET FARMS NO 2 L4 BL.1

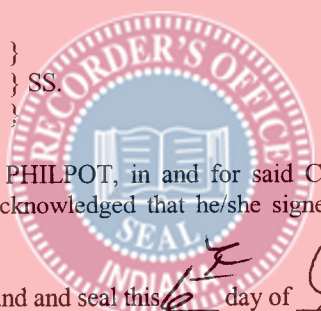
to have and to hold such real property, with the appurtenances belonging thereto, in as full and ample a manner as the Auditor of said County is empowered by law to convey the same.

**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 6<sup>th</sup> day of June, 2006.

*Thomas R. Philpot*  
THOMAS R. PHILPOT, Clerk of Lake County  
By: *Kathy Cochran*  
Deputy Clerk

This instrument prepared by PEGGY KATONA, Auditor

Post Office address of grantee: EULALIO ESTRELLA RUIZ  
10354 SUTTON PL.  
MUNSTER, IN. 46321

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

025148

DEC - 4 2006  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR