

2008 019157

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2008 MAR 17 AM 11:25  
MICHAEL A. BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

WHEREAS Lake County Trust Co. U/T #5804 did the 04<sup>th</sup> day of February 2008 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 October, 2006, signed by PEGGY KATONA who, at the date of sale, was Auditor of the County, from which it appears that Lake County Trust Co. U/T #5804 on the 30<sup>TH</sup> day of October, 2006, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$4604.39 ( Four Thousand Six Hundred Four Dollars and 39/100), being the amount due on the following tracts of land returned delinquent in the name Melvin H Gardner 2006 and prior years, namely:

25-45-0329-0018  
COMMON ADDRESS: 4237 Massachusetts St. Gary, In 46409  
LINDEN HEIGHTS ADD. N. 20 FT. L.15 BL.2 S. 12 1/2 FT. L.16 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 Lake County Trust Co. U/T #5804 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 Lake County Trust Co. U/T #5804 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 2006 and prior years.

THEREFORE, this indenture, made this 04<sup>th</sup> day of February 2008 between the State of Indiana by PEGGY KATONA, Auditor of Lake County, of the first part, and Lake County Trust Co. U/T #5804 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:

25-45-0329-0018  
COMMON ADDRESS: 4237 Massachusetts St. Gary, In 46409  
LINDEN HEIGHTS ADD. N. 20 FT. L.15 BL.2 S. 12 1/2 FT. L.16 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.

Attest: John E. Petalas  
John Petalas Treasurer: Lake County  
Witness: Peggy Katona (L.S.)  
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 day of March 2008  
Thomas R. Philpot  
THOMAS R. PHILPOT, Clerk of Lake County

This instrument prepared by PEGGY KATONA, Auditor  
Post Office address of grantee: Lake County Trust Co. U/T #5804  
PO Box 433  
Griffith IN. 46319

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
PREPARED BY: \_\_\_\_\_

RECORDED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
MAR 17 2008  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
6088