

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2008 067286

2008 SEP 26 AM 11:57

# TAX DEED

MICHAEL A. BROWN  
RECORDER

WHEREAS James L. Wilson did the 22<sup>nd</sup> day of July 2008 produce to the undersigned PEGGY KATONA, Auditor of the County of Lake in the State of Indiana; a certificate of sale dated the 22<sup>nd</sup> of October 2007 signed by Peggy Katona, was Auditor of the County, from which it appears that James L. Wilson on the 22<sup>nd</sup> of October, 2007 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$2,481.79 (Two Thousand Four Hundred Eighty-One Dollar and 79/100), being the amount due on the following tracts of land returned delinquent in the Alpha & Omega Real Estate, LLC 2006 and prior years, namely:

- 45-07-14-151-021.000-003  
Common Address: 2345 Cline Ave. Gary, In. 46406  
A.A. LEWIS & CO'S CALUMET HOME GARDENS 1ST ADD BLOCK 5 W.183FT OF N1/2 LOT 5 EX PT IN RD SUBJ TO R/W

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 James L. Wilson 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 James L. Wilson 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 and prior years.

THEREFORE, this indenture, made this 22<sup>nd</sup> day of July 2008 between the State of Indiana by PEGGY KATONA, Auditor of Lake County, of the first part, and James L. Wilson 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:

- 45-07-14-151-021.000-003  
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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

} SS.

-fore 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 22 day of September 2008.

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

This instrument prepared by PEGGY KATONA, Auditor

By: *Kathy Gubler*  
Deputy Clerk

Post Office address of grantee: James L. Wilson  
2434 E. Lakeshore Dr.  
Crown Point IN 46307

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 26 2008  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

015225

17.00  
CASH  
PB