

451

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

IN THE LAKE CIRCUIT COURT  
CROWN POINT, INDIANA

2008 0796742

RHINO ACQUISITIONS, LLC, )  
 )  
Plaintiff, )  
 )  
v. )  
 )  
JEANNE E. JONES, LISA JONES, )  
 )  
et al., )  
 )  
Defendants. )

Cause No. 45C01-0609-MI-100  
KEY NO. 25-47-0017000

Filed in Open Court

**ORDER SETTING ASIDE ISSUANCE OF TAX DEED  
AND VOIDING TAX DEED**

NOV 13 2008  
THOMAS R. PHIPPS  
CLERK LAKE CIRCUIT COURT

Defendants, Jeanne Jones and Lisa Jones, by counsel, Stephanie Shappell-Katich, and Rhino Acquisitions, LLC, by its counsel, Douglas Kvachkoff, having filed with the Court their stipulation to set aside the Court's Order granting Rhino Acquisitions, LLC's petition for the issuance of a tax deed and to void the Tax Deed which was issued as a result, and the Court being duly advised, now FINDS that said stipulation should be approved and that the claims which the aforementioned parties have against each other, and with respect to title to the real estate at issue in this case, should be dismissed with prejudice, with each party to bear its own costs.

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** that

This Court's Order granting Rhino Acquisitions, LLC's petition for the issuance of a tax deed to the real property commonly described as 2306 Jackson Street, Gary, Indiana, 46407, and more fully described as:

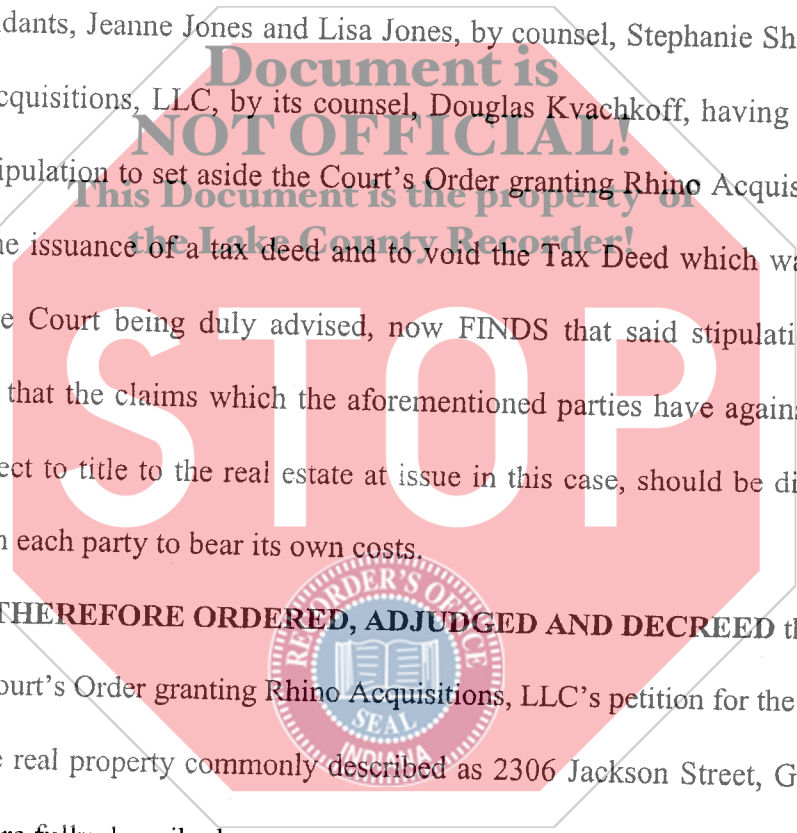
Return to  
INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN  
CROWN POINT, IN 46307

Grantee address: 2306 Jackson Gary, IN 46407

RECEIVED

NOV 13 2008

THOMAS R. PHIPPS  
CLERK LAKE CIRCUIT COURT



STN #16668  
1892  
PB

SCHOOL SITE ADD. S. 40 FT. PF N. 79.2 FT. of LOTS 1,2,3,4 BL.5 S.40 FT.  
of N. 79.2 FT. of E. 15' L.5 B.5.

is hereby set aside and vacated.

The Tax Deed which issued from the Auditor of Lake County, Indiana to Rhino Acquisitions, LLC, and attached hereto as Exhibit "A", is void and of no effect.

The claims which the aforementioned parties have against each other, and with respect to title to the real estate at issue in this case, are hereby dismissed with prejudice, with each party to bear its own costs.

So ORDERED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Judge, Lake Circuit Court



Cause No.: 45C01-0609-MJ-100

Key No 25-47-0017-0002

So Found and Recommended this 27 day of October, 2008.

Richard McDuff  
MAGISTRATE, LAKE CIRCUIT COURT

So Ordered this 13 day of November, 2008.

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Sheryl Auehl  
JUDGE, LAKE CIRCUIT COURT

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.

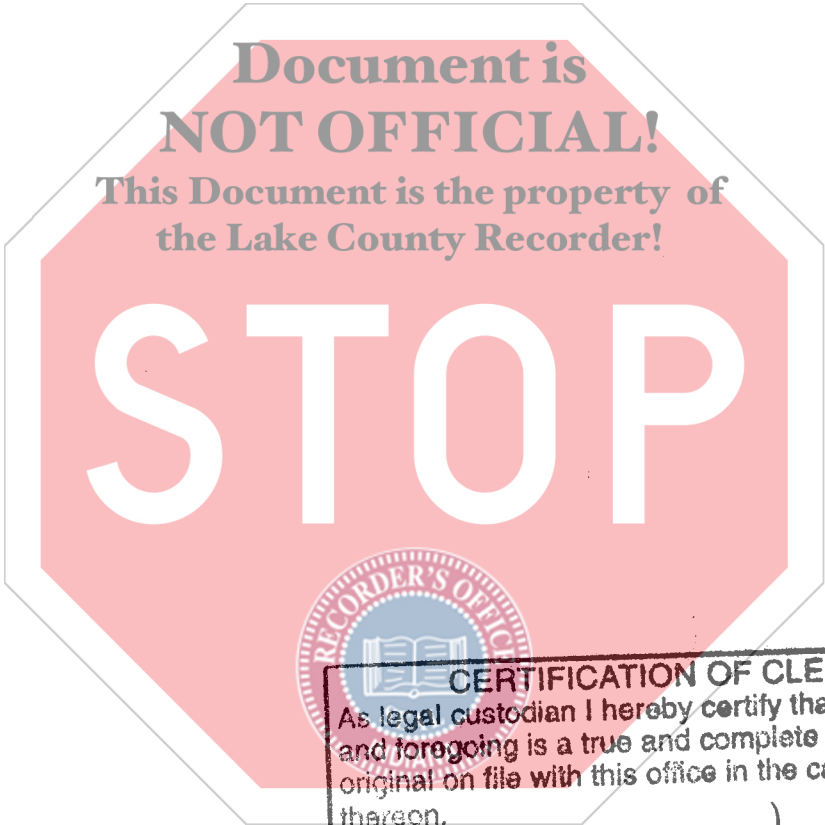
Jolene K. Katochur  
Jolene K. Katochur



**RECEIVED**

NOV 13 2008

Thomas R. Philpot  
CLERK LAKE CIRCUIT COURT



**CERTIFICATION OF CLERK**  
As legal custodian I hereby certify that the above and foregoing is a true and complete copy of the original on file with this office in the cause stated thereon.

Witness my hand and the seal of the court this 15 day of NOV 2008

*Thomas R. Phelan*  
Clerk of the Lake Circuit and Superior Courts

By: *[Signature]*  
Deputy Clerk

2008 023735

2008 APR -3 AM 11:25

Prescribed by the State Board of Accounts

MICHAEL A. BROWN  
RECORDER

# TAX DEED

WHEREAS Rhino Acquisitions, LLC 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 Rhino Acquisitions, LLC 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 \$1430.82 ( One Thousand Four Hundred Thirty Dollars and 82/100), being the amount due on the following tracts of land returned delinquent in the name Jeanne E & Jones Lisa J / T R / S Jones 2006 and prior years, namely:

25-47-0017-0002

COMMON ADDRESS: 2306 Jackson St. Gary, IN. 46407

SCHOOL SITE ADD. S. 40 FT. PF N. 79.2 FT. OF LOTS 1,2,3,4 BL.5 S.40 FT. OF N. 79.2 FT. OF E. 15' L.5 B.5

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 Rhino Acquisitions, 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 Rhino Acquisitions, 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 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 Rhino Acquisitions, 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:

25-47-0017-0002

COMMON ADDRESS: 2306 Jackson St. Gary, IN. 46407

SCHOOL SITE ADD. S. 40 FT. PF N. 79.2 FT. OF LOTS 1,2,3,4 BL.5 S.40 FT. OF N. 79.2 FT. OF E. 15' L.5 B.5

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. **FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER**

Witness: *Peggy Katona*

PEGGY KATONA, Auditor of Lake County APR 03 2008

Attest: John Petalas Treasurer: Lake County

State OF INDIANA

} SS.

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 uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this 04 day of April 2008

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

This instrument prepared by  
Post Office address of grantee:

PEGGY KATONA, Auditor  
Rhino Acquisitions, LLC,  
P.O. Box 638  
Hebron, IN. 46341

*Return to*  
INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN  
CROWN POINT, IN 46307

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.

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

6500

EXHIBIT "A"