Prescribed by the State Board of Accounts

2009 024188

TAX DEED

2009 APR 15 AM 11:00

MICHAEL A. BROWN
RECORDER

WHEREAS James Nowacki did the 22nd 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 28th of August 2007 signed by Peggy Katona, was Auditor of the County, from which it appears that James Nowacki on the 28th of August, 2007 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $1,168.00 (One Thousand One Hundred Sixty-Eight Dollar and 00/100), being the amount due on the following tracts of land returned delinquent in the Robert Feddeler LLC (Restored otd 03/02/98 corr 08/17/07) 2006 and prior years, namely:

- 45-23-09-400-004.000-037
  Common Address: 18501 Clark Rd. Lowell, In. 46356
  PT S2/3 OF SE1/4 S.9 T.32 R.9 (OLD RR R/W) 8.936AC

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 Nowacki 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 Nowacki 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.

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THEREFORE, this indenture, made this 22nd day of July 2008 between the State of Indiana by **PEGGY KATONA**, Auditor of Lake County, of the first part, and James Nowacki 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:

45-23-09-400-004.000-037
Common Address: 18501 Clark Rd. Lowell, In. 46356
PT S2/3 OF SE1/4 S.9 T.32 R.9 (OLD RR R/W) 8.936AC

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 — Witness: Peggy Holinga Katona (L.S.)
PEGGY KATONA, Auditor of Lake County

Attest: John Petalas Treasurer: Lake County

State OF INDIANA }
} SS.
County OF Lake }

14 00 158 RM

-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
By: Kathy Arthur
Deputy Clerk

This instrument prepared by **PEGGY KATONA**, Auditor

Post Office address of grantee: Jim Nowacki
6307 Miller Ave.
Gary In. 46403

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 15 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

008947