

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 025381

2009 APR 21 PM 1:34

Prescribed by the State Board of Accounts

MICHAEL A. BROWN
RECORDER

TAX DEED

Whereas Mike Austgen Austgen Properties Inc. in did the 4th of December, 2008 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 7 day of January, 2008 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Mike Austgen Austgen Properties Inc. in on the 7 day of January, 2008 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$5,092.21 (Five Thousand Ninty-Two Dollars 21/00) being the amount due on the following tracts of land returned delinquent in the name James W & Marsha J Short 2007 and prior years, namely:

Key# 45-07-13-326-001.000-003/ 41-49-0378-0001
COMMON ADDRESS: 5745 W. 25th Ave. Gary Indiana 46406
OAK GARDENS N. 150FT. OF LOT 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 Mike Austgen Austgen Properties Inc. in the owner of the certificate of sale that 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 property charged on the duplicate with the taxes and special assessments for 2007 and prior years.

THEREFORE, this indenture, made this 4th of December, 2008 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Mike Austgen Austgen Properties Inc. 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 follow:

Key# 45-07-13-326-001.000-003/ 41-49-0378-0001
COMMON ADDRESS: 5745 W. 25th Ave. Gary Indiana 46406
OAK GARDENS N. 150FT. OF LOT 1

To have and to hold such real property, with the appurtenances belonging hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

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 Holinga Katona
PEGGY KATONA, Auditor of Lake County

STATE OF INDIANA }
} SS }
COUNTY OF LAKE COUNTY }
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: J.A.

1600
CS
RM

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 20th day of April, 2009
Thomas R. Philpot By: Kathleen Decker
THOMAS R. PHILPOT, Clerk of Lake County Deputy Clerk

Post Office address of grantee: Mike Austgen Austgen Properties Inc.
14104 West 182nd Ave.
Lowell Indiana 46356

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 21 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

009026