

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 027944

2009 APR 29 PM 3: 28

Prescribed by the State Board of Accounts

MICHAEL A. BROWN
RECORDER

TAX DEED

Whereas Gordon A. Beznoska, 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 7th day of January, 2008 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Gordon A. Beznoska on the 7th day of January, 2008 purchased at public auction, held purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$399.60 (Three Hundred Ninety-Nine Dollars 60/100) being the amount due on the following tracts of land returned delinquent in the name Arlene Frances Ambrose for 2007 and prior years, namely:

Key# 45-08-14-204-027.000-004 /25-46-0551-0046
COMMON ADDRESS: 2570 E. 22nd Ave. Gary In. 46407

Lot 46, Block 3 as marked and laid down on the recorded plat of Marshalltown Terrace, a subdivision in the City of Gary, Lake County, Indiana, as the same appears of record in Plat Book Thirty (30), Page Twelve (12) in the Recorder's Office of Lake County, Indiana.

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 Gordon A. Beznoska, 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 Innovative Gordon A. Beznoska 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# 45-08-14-204-027.000-004 /25-46-0551-0046
COMMON ADDRESS: 2570 E. 22nd Ave. Gary In. 46407

Lot 46, Block 3 as marked and laid down on the recorded plat of Marshalltown Terrace, a subdivision in the City of Gary, Lake County, Indiana, as the same appears of record in Plat Book Thirty (30), Page Twelve (12) in the Recorder's Office of Lake County, Indiana.

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 Katona*
PEGGY KATONA, Auditor of Lake

County
STATE OF INDIANA }
} SS.
COUNTY OF LAKE COUNTY }

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 25 day of March 2009

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

by: *Thomas R. Philpot*
Deputy Clerk

This instrument prepared by
Post Office address of grantee: →

Peggy Katona, Auditor
Gordon A. Beznoska
3331 W. Hefner Rd.
Oklahoma City, Oklahoma 73120

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 29 2009

PEGGY HOUNGA KATONA
LAKE COUNTY AUDITOR

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: *Gordon A. Beznoska*

009152

as
16'
PB