

2009 028266

2009 APR 30 PM 12: 53

MICHAEL A. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas NTA Property Management, LLC 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 10th day of July, 2007 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that NTA Property Management, LLC on the 10th day of July, 2007 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$32,000.00 (Thirty-Two Thousand Dollars 00/00) being the amount due on the following tracts of land returned delinquent in the name The Galvan Family Trust HFG LLC Trustee 2007 and prior years, namely:

Key# 45-06-01-180-017.000-023/26-36-0092-0026

COMMON ADDRESS: 262 Detroit St. Hammond, Indiana 46320

Lot 27 and the West 15 feet of Lot 28 in Block 2 in South Homewood Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 6, Page 27, in the Office of the Recorder 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 NTA Property Management, LLC 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 NTA Property Management, 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 follow:

Key# 45-06-01-180-017.000-023/26-36-0092-0026

COMMON ADDRESS: 262 Detroit St. Hammond, Indiana 46320

Lot 27 and the West 15 feet of Lot 28 in Block 2 in South Homewood Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 6, Page 27, in the Office of the Recorder 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 Petalas

Witness:

Attest: John Petalas Treasurer: Lake County

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 uses 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

Deputy Clerk
Deputy Clerk

This instrument prepared by Peggy Katona, Auditor

Post Office address of grantee: NTA Property Management, LLC
201 Conroy Rd.
Sterrett Al. 35147

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

003223

APR 29 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

\$16
C/L#
3392
CNA