

2009 028491

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 MAY -1 PM 12:04

Prescribed by the State Board of Accounts

MICHAEL A. BROWN  
RECORDER

# TAX DEED

Whereas Thomas Wilson, 1<sup>st</sup> Capital Mortgage & Property Management, Inc. did the 4<sup>th</sup> 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 Thomas Wilson, 1<sup>st</sup> Capital Mortgage & Property Management, Inc. in on the 7 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 \$2,322.16 (Two Thousand Three Hundred Twenty-Two Dollars 16/100) being the amount due on the following tracts of land returned delinquent in the Jimmie Lark 2007 and prior years, namely:

Key# 45-03-22-408-025.000-024/ 24-30-0343-0026  
COMMON ADDRESS: 3818 Catalpa St. East Chicago Indiana 46312  
2<sup>nd</sup> Add. Ind. Harbor L.26 Bl.11 Plat Book 5, Page 18

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 Thomas Wilson, 1<sup>st</sup> Capital Mortgage & Property Management, 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 4<sup>th</sup> of December, 2008 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Thomas Wilson, 1<sup>st</sup> Capital Mortgage & Property Management, 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# 45-03-22-408-025.000-024/ 24-30-0343-0026  
COMMON ADDRESS: 3818 Catalpa St. East Chicago Indiana 46312  
2<sup>nd</sup> Add. Ind. Harbor L.26 Bl.11 Plat Book 5, Page 18

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 28 day of APR, 2009  
*Thomas R. Philpot* by: *[Signature]*  
THOMAS R. PHILPOT, Clerk of Lake County

Post Office address of grantee: Thomas Wilson, 1<sup>st</sup> Capital Mortgage & Property Management, Inc.  
3011 W. 183<sup>rd</sup> St. Ste 351  
Homewood, IL. 60430

"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: Tcw

009224

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 01 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

16 LP  
ok  
1407