

2009 031034

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 MAY 11 AM 9:09

MICHAEL A. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas VF TAX, 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 VF TAX, 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 \$36,000.00 (Thirty-Six Thousand Dollars 00/00) being the amount due on the following tracts of land returned delinquent in the name Carl & Ethel Manis 2007 and prior years, namely:

Key# 45-12-16-278-012.000-030/08-15-0113-0027
COMMON ADDRESS: 30 W. 73rd Merrillville Indiana 46410-3802
W. Pt. 1A. LOT 1 (SW. COR. 49 1/2 X 264 FT) S. 16 T.35 R.8 .30A

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 VF TAX, 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.

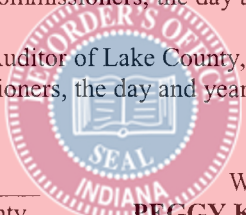
THEREFORE, this indenture, made this 4th of December 2008 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and VF TAX, LLC of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and 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# 45-12-16-278-012.000-030/08-15-0113-0027
COMMON ADDRESS: 30 W. 73rd Merrillville Indiana 46410-3802
W. Pt. 1A. LOT 1 (SW. COR. 49 1/2 X 264 FT) S. 16 T.35 R.8 .30A

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.

"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."
Peggy Katona

PREPARED BY: _____

In witness whereof, I have hereunto set my hand and seal this 25 day of *April*, 2009

Thomas R. Philpot by: *Kathy Carter*
THOMAS R. PHILPOT, Clerk of Lake County
Deputy Clerk

This instrument prepared by Peggy Katona, Auditor

Post Office address of grantee: VF TAX, LLC
PO Box 847175.
Dallas, TX 75284

✓ # 22609
1600
~~22127~~ AB

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 08 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

004683