

2009 031040

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 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 10<sup>th</sup> 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 10<sup>th</sup> day of July, 2007 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$8,500.00 (Eight Thousand Five Hundred Dollars 00/00) being the amount due on the following tracts of land returned delinquent in the name Tero Ransom 2007 and prior years, namely:

Key# 45-08-10-255-027.000-004/25-42-0301-0062  
COMMON ADDRESS: 916 E. 15ft Ave. Gary Indiana 46407-1507  
CHEADLE'S 1<sup>ST</sup> AAD L.62 BL1 EX.N. 10FT IN ALLEY

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.

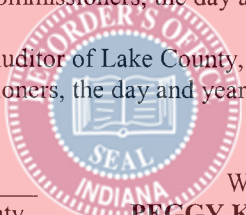
**THEREFORE**, this indenture, made this 4<sup>th</sup> of December 2008 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and VF TAX, LLC of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and 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# 45-08-10-255-027.000-004/25-42-0301-0062  
COMMON ADDRESS: 916 E. 15ft Ave. Gary Indiana 46407-1507  
CHEADLE'S 1<sup>ST</sup> AAD L.62 BL1 EX.N. 10FT IN ALLEY

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

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.

COUNTY OF LAKE COUNTY }

PREPARED BY: *Peggy Katona*

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: *Kathleen Cochran*  
Deputy Clerk

#22609  
1600  
~~22422~~  
RM

This instrument prepared by Peggy Katona, Auditor

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

004689

MAY 08 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR