

2009 032836

2009 MAY 15 PM 2:06

MICHAEL A. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas James Cooper 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 31 day of March, 2008 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that James Cooper on the 31 day of March, 2008 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$370.82 (Three Hundred Seventy Dollars 82/100) being the amount due on the following tracts of land returned delinquent in the name Theodore Trs Tr Primich 2007 and prior years, namely:

Key# 45-05-32-327-009.000-004/ 25-43-0055-0010

COMMON ADDRESS: 425-37 Lawrence Street Gary Indiana 46403

Lot 10 in Block "E" as marked and laid down on the recorded plat of Gary Beach 2nd Subdivision in the City of Gary, Lake County, Indiana, a the same appears of record in Plat Book 21, page 58, 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 James Cooper the owner of the certificate of sale, that the time for redeeming such real property has expired, that he has not been redeemed, that James Cooper demanded a deed for real property described in the certificate of sale, that the 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 James Cooper 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# 45-05-32-327-009.000-004/ 25-43-0055-0010

COMMON ADDRESS: 425-37 Lawrence Street Gary Indiana 46403

Lot 10 in Block "E" as marked and laid down on the recorded plat of Gary Beach 2nd Subdivision in the City of Gary, Lake County, Indiana, a the same appears of record in Plat Book 21, page 58, 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 }

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 15 2009

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 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 8 day of May, 2009

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

Peggy Katona
PEGGY KATONA, Auditor of Lake County

Post Office address of grantee: James Cooper

PO. Box 916
Portage Indiana

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: *[Signature]*

1100 N WAYNE ST
GARY IN
46403

CS
10
185

004765