

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 053522

2009 AUG -4 AM 8:50

MICHAEL A. BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

Whereas Shervin Yellen 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 3 day of March, 2008 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Shervin Yellen in on the 3 day of March purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$8,501.00 ( Eight Thousand Five Hundred One Dollars 00/00) being the amount due on the following tracts of land returned delinquent in the Arthur & Vera Armando Vera 2007 and prior years, namely:

Key# 45-03-32-206-040.000-024/ 24-30-0154-0033  
COMMON ADDRESS: 502 W. 151<sup>st</sup> Street East Chicago Indiana 46312  
SUBDIV. NE. S. 32 T. 37 R.9 E.27 1/2 FT. L.34 BL.6

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 Shervin Yellen 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 Shervin Yellen 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# 45-03-32-206-040.000-024/ 24-30-0154-0033  
COMMON ADDRESS: 502 W. 151<sup>st</sup> Street East Chicago Indiana 46312  
SUBDIV. NE. S. 32 T. 37 R.9 E.27 1/2 FT. L.34 BL.6

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.

Attest: John E. 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 April, 2009  
Thomas R. Philpot By: Nelly Redman  
THOMAS R. PHILPOT, Clerk of Lake County Deputy Clerk  
Post Office address of grantee: Shervin Yellen  
4082 N. Broadway  
Chicago, IL. 60613

\$ 16

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DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 04 2009

CK#  
6365  
CA

012032

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR