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STATE OF INDIANA
LAKE COUNTY
CLERK OF RECORDS

2009 063508

2009 SEP 17 AM 9:30

MAIL TAX BILLS TO:
AMERICAN SAVINGS, FSB, Grantee
GRANTEE'S ADDRESS:
1001 MAIN STREET
DYER, IN 46311

RETURN TO:
MICHAEL A. BROWN
DAVID W. WESTLAND, ESQ.
TAUBER WESTLAND & BENNETT, P.C.
1415 EAGLE RIDGE DRIVE
SCHERERVILLE, IN 46375

SHERIFF'S DEED ON DECREE

THIS INDENTURE, made this 4th day of September, A.D., 2009, between ROGELIO "ROY" DOMINGUEZ, Sheriff of Lake County, in the State of Indiana, of the first part, and AMERICAN SAVINGS, FSB of the County of Lake and State of Indiana of the second part. WITNESSETH:

THAT WHEREAS, at the Continuous Term of the Lake Superior Court, A.D., 2008, AMERICAN SAVINGS, FSB recovered by judgment of said Court, in a certain action therein against ALLEN WATKINS; TYLER FAMILY TRUST #042277805; HARRIS N.A., TRUST NO. 6810-LT f/k/a MERCANTILE NATIONAL BANK OF INDIANA, AS TRUSTEE UNDER TRUST NO. 6810-LT; STATE OF INDIANA; and JESSIE SMALL the sum of \$89,026.98, together with interest and the further sum of \$222.00 for Sheriff's costs in that behalf expended; and a decree for the sale of all the interest, estate, right and title of the defendants in and to that certain Real Estate, described therein as follows, to-wit:

Lot 21, and the South 20 feet of Lot 22, in Block 26, in Gary Land Company's First Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 6, page 15, in the Office of the Recorder of Lake County, Indiana.
MORE COMMONLY KNOWN AS 778 TYLER STREET, GARY, IN 46402

Grantee: American Savings, FSB
1001 Main Street, Dyer, IN 46311

Tax Key No.: 45-08-04-378-035.000-004

All without relief whatever from valuation or appraisal laws, as by the record thereof remaining in said Court more fully appears.

AND WHEREAS, afterwards, to-wit: On or about the 4th day of September, A.D., 2009, a copy of said judgment and decree was duly issued, and under seal of said Court, attested by the Clerk thereof, directed to the Sheriff of the County of Lake, commanding him that after due and legal notice of the time and place of making the same, he should sell the land above described, with all the interest, estate, right and title of the defendants, ALLEN WATKINS; TYLER FAMILY TRUST #042277805; HARRIS N.A., TRUST NO. 6810-LT f/k/a MERCANTILE NATIONAL BANK OF INDIANA, AS TRUSTEE UNDER TRUST NO. 6810-LT; STATE OF INDIANA; and JESSIE SMALL, therein, or so much and such parts thereof as might be necessary, according to the terms of said decree, to pay and satisfy the judgment aforesaid, with the interest and cost thereon; and that he should in like manner also make and return all interest and accruing costs thereon, and make due return of said writ to the Clerk's office at the expiration of one hundred and eighty days from the date of the same.

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DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 14 2009


PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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20^w
025498

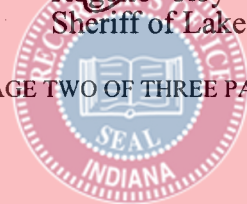
AND WHEREAS, said copy of judgment and order of sale came to the hands of Rogelio "Roy" Dominguez, then the Sheriff of said County, to be executed, and the said Rogelio "Roy" Dominguez, as said Sheriff as aforesaid, having legally advertised the same, did on the 30th day of July, A.D., 2009, at the Court House door in Crown Point in the County aforesaid, between the hours prescribed by law, at public auction, expose to sale the rents, profits, issues and income, of said estate of ALLEN WATKINS; TYLER FAMILY TRUST #042277805; HARRIS N.A., TRUST NO. 6810-LT f/k/a MERCANTILE NATIONAL BANK OF INDIANA, AS TRUSTEE UNDER TRUST NO. 6810-LT; STATE OF INDIANA; and JESSIE SMALL, together with all the rights, title and interest in fee simple of the said ALLEN WATKINS; TYLER FAMILY TRUST #042277805; HARRIS N.A., TRUST NO. 6810-LT f/k/a MERCANTILE NATIONAL BANK OF INDIANA, AS TRUSTEE UNDER TRUST NO. 6810-LT; STATE OF INDIANA; and JESSIE SMALL in and to said estate, and the said AMERICAN SAVINGS, FSB did then and there bid the sum of \$40,000.00 and no person bidding more, the same was in due form openly struck off and sold to the said AMERICAN SAVINGS, FSB for the said sum of \$40,000.00 being the highest bidder, and that being the highest price bid for the same.

NOW, THEREFORE, to confirm to said AMERICAN SAVINGS, FSB the sale so made as aforesaid, the said Rogelio "Roy" Dominguez, as Sheriff as aforesaid, in consideration of said sum of \$40,000.00 to him in hand paid by said AMERICAN SAVINGS, FSB the receipt whereof is hereby acknowledged, as provided by law hath **GRANTED, BARGAINED AND SOLD**, and doth by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** to the said AMERICAN SAVINGS, FSB and its heirs and assigns **FOREVER**, the Real Estate described above herein, **TO HAVE AND TO HOLD**, all and singular, the premises aforesaid; with the privileges and appurtenances, to the said AMERICAN SAVINGS, FSB and its heirs and assigns, forever, in as full and ample a manner as the same was held by ALLEN WATKINS, TYLER FAMILY TRUST #042277805; HARRIS N.A., TRUST NO. 6810-LT f/k/a MERCANTILE NATIONAL BANK OF INDIANA, AS TRUSTEE UNDER TRUST NO. 6810-LT; STATE OF INDIANA; and JESSIE SMALL immediately before the execution of the mortgage mentioned in said decree, foreclosing the same.

IN WITNESS WHEREOF, the said Rogelio "Roy" Dominguez, as Sheriff as aforesaid, has hereunto set his hand and seal the day and year above written.

 (Seal)
Rogelio "Roy" Dominguez,
Sheriff of Lake County, Indiana

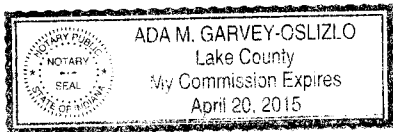
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STATE OF INDIANA, LAKE COUNTY, SS:

BEFORE ME, a notary public, in and for said County, personally came Rogelio "Roy" Dominguez, Sheriff of said County, and acknowledged the execution of the foregoing deed and the foregoing conveyance to be his voluntary act and deed as such Sheriff.

IN WITNESS WHEREOF, I hereunto subscribe my name, and affix my official seal of office, this 4th day of September, A.D., 2009.



Ada M. Garvey-Oslizo

Notary Public

Printed Name: _____

My Commission Expires:

County of Residence:

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder

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.

David W. Westland

David W. Westland

This Instrument prepared by: David W. Westland, Esq., Tauber Westland & Bennett, P.C.
1415 Eagle Ridge Drive, Schererville, IN 46375

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