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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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2010 MAR -9 PM 12:48

MICHELLE H. FAJMAN
RECORDER

Prescribed by the State Board of Accounts

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

TAX DEED

MAR 09 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Whereas Claven-Clifford, Inc. did the 22nd December 2009 produce to the Auditor of Lake County, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 3rd day of March, 2008 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Claven-Clifford, Inc. in on the 3rd day of March, 2008 purchased at public auction, held purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$20,000.00 (Twenty Thousand Dollars 00/100) being the amount due on the following tracts of and returned delinquent in Spano, John B 2007 and prior years, namely:

Key# 26-37-0112-0009/ 45-02-24-430-001.000-023
COMMON ADDRESS: 3700-10 Calumet Ave Hammond, Indiana 46320

Tri. Par. IN NE. COR. Se 309.84x383.91x225.19 Ft.S.24 T. 37 R. 10 ex E. 40ft 0.542 Ac in the office of the Recorder of Lake County, Indiana excluding a part of the East Half of the Section 24, Township 37 North, Range 10 West, Lake County, Indiana and being that part of the grantor's land lying within the right-of-way depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of the Northeast Quarter of said section: thence South 0 degrees 26 minutes 58 seconds West 94.440 meters (309.84 feet) along the east line of said section to the northeastern boundary of I-90 [East-West Indian Toll Road]; thence North 35 degrees 26 minutes 51 seconds West 20.794 meters (68.22 feet) along the boundary of said I-90 to the west boundary of U.S.R. 41 [Calumet Avenue]; thence North 0 degrees 26 minutes 58 seconds East 153.853 meters (504.77 feet) along the boundary of said U.S.R. 41 to the north line of the grantor land; thence South 89 degrees 16 minutes 39 seconds East 12.192 meters (40.00 feet) along said north line to the east line of said section; thence South 0 degrees 26 minutes 58 seconds West 76-199 meters (250.00 feet) along said east line to the point of beginning and containing 0.1978 hectares (0.489 acres), more or less, for a net additional taking of 0.0000 hectares (0.000 acres), more or less;

However, Specifically Exception the property owned by the State of Indiana, which is legally described as:

Beginning at the southeast corner of the Northeast Quarter of said section: thence South 0 degrees 26 minutes 58 seconds West 94.440 meters (309.84 feet) along the east line of said section to the northeastern boundary of I-90 [East-West Indiana Toll Road]; thence North 35 degrees 26 minutes 51 seconds West 20.794 meters (68.22 feet) along the boundary of said I-90 to the west boundary of U.S.R. 41 [Calumet Avenue]; thence North 0 degrees 26 minutes 58 seconds East 153.853 meters (504.77 feet) along the boundary of said U.S.R. 41 to the north line of the grantor's land; thence South 89 degrees 16 minutes 39 seconds East 12.192 meters (40.00 feet) along said north line to the east line of said section; thence South 0 degrees 26 minutes 58 seconds West 76199 meters (250.00 feet) along said east line to the point of beginning and containing 0.1978 hectares (0.489 acres), more or less, inclusive of the presently existing right-of way which contains 0.1978 hectares (0.489 acres), more or less.

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 Claven-Clifford, Inc. owner of the certificate of sale, that the time for redeeming such real property has expired, that the has not been redeemed, that Claven-Clifford, Inc. 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 22nd December 2009 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, and Claven-Clifford, Inc. 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# 26-37-0112-0009/ 45-02-24-430-001.000-023
COMMON ADDRESS: 3700-10 Calumet Ave Hammond, Indiana 46320

Tri. Par. IN NE. COR. Se 309.84x383.91x225.19 Ft.S.24 T. 37 R. 10 ex E. 40ft 0.542 Ac in the office of the Recorder of Lake County, Indiana excluding a part of the East Half of the Section 24, Township 37 North, Range 10 West, Lake County, Indiana and being that part of the grantor's land lying within the right-of-way depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of the Northeast Quarter of said section: thence South 0 degrees 26 minutes 58 seconds West 94.440 meters (309.84 feet) along the east line of said section to the northeastern boundary of I-90 [East-West Indian Toll Road]; thence North 35 degrees 26 minutes 51 seconds West 20.794 meters (68.22 feet) along the boundary of said I-90 to the west boundary of U.S.R. 41 [Calumet Avenue]; thence North 0 degrees 26 minutes 58 seconds East 153.853 meters (504.77 feet) along

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the boundary of said U.S.R. 41 to the north line of the grantor land; thence South 89 degrees 16 minutes 39 seconds East 12.192 meters (40.00 feet) along said north line to the east line of said section; thence South 0 degrees 26 minutes 58 seconds West 76-199 meters (250.00 feet) along said east line to the point of beginning and containing 0.1978 hectares (0.489 acres), more or less, for a net additional taking of 0.0000 hectares (0.000 acres), more or less;

However, Specifically Exception the property owned by the State of Indiana, which is legally described as:

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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 Petalas Treasurer: Lake County Witness: Peggy Katona Auditor of Lake County

STATE OF INDIANA

SS

COUNTY OF LAKE COUNTY

Before me, the undersigned, Mike Brown, 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 29 day of June, 2010

Mike Brown
Mike Brown, Clerk of Lake County
Post Office address of grantee



Claven-Clifford, Inc.
4141 Calumet Ave
Hammond, Indiana 46320

"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: George J. Felt