2010 073784

2010 DEC 14 AM 11:39

MICHIE REGUNDER R. FAJMAN

Prescribed by the State Board of Accounts

TAX DEED

Whereas Douglas R. Kvachkoff did the 15th July 2010 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 24th day of November, 2009 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that Douglas R. Kvachkoff in on the 24th day of November, 2009 purchased at public auction, held purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$18,776.39 (Eighteen Thousand Seven Hundred Seventy-six Dollars 39/100) being the amount due on the following tracts of and returned delinquent in 261 West 46th Ave. 2009 and prior years, namely:

Key# 45-08-33-230-001.000-004

COMMON ADDRESS: 261 W. 46th Ave. Gary Indiana 46408

THE WEST 5 FEET OF LOT 55 AND ALL OF LOT 56 IN MORNINGSIDE ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED AUGUST 23, 1916 IN PLAT BOOK 12, PAGE 36 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, IDNIANA

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 Douglas R. Kvachkoff owner of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, that Douglas R. Kvachkoff 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 2009 and prior years.

THERFORE, this indenture, made this 15th July 2010 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part Douglas R. Kvachkoff 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, siuated in the County of Lake, and State of Indiana, namely and more particularly described as follow:

Key# 45-08-33-230-001.000-004

COMMON ADDRESS: 261 W. 46th Ave. Gary Indiana

THE WEST 5 FEET OF LOT 55 AND ALL OF LOT 56 IN MORNINGSIDE ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED AUGUST 23, 1916 IN PLAT BOOK 12, PAGE 36 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, IDNIANA

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 the seal of the Board of County Commissioners	or of Lake County, has hereunto set his/her hand, and affixed s, the day and year last above mentioned. Witness:
Attest: John Petalas Treasurer: Lake County	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 day of day of day of	
DAUGE OF THE STANDARD IN COM	0040

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

Douglas R. Kvachkoff 325 N. Main St.

Crown Point Indina 46307

Recod. 12/13/10

DEC 14 2010

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

INDIANA TITLE NETWORK COMPANY

325 NORTH MAIN CROWN POINT, IN 46307

ABLE CARE TO REDACT EACH SOCIAL
SECURITY NUMBER IN THIS DOCUMENT! KNOTOCHUL
UNLESS REQUIRED BY LAW HILL. WOUN POINT, JUH6307

Manteleddry 325 n. Main Hall. Orden Point, Ju46307