

2011 029711

2011 MAY 31 PM 1:47

MICHELLE H. FAJMAN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas **Christopher Regan** the 1st day of April, 2011 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 9th day of September, 2010 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that **Christopher Regan** in on the 9th day of September, 2010 purchased at public auction, held purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$6000.00 (Six Thousand Dollars 00/100) being the amount due on the following tracts of and returned delinquent Sonia Avalos 2009 and prior years, namely:

45-02-25-454-028.000-023
COMMON ADDRESS: 4734 Johnson Ave. Hammond, Indiana 46327
REDIV. HOFFMANS 1ST. ADD. N. 8 1/3FT. L.21 BL.4 S2.OF L.20 BL.4

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 **Christopher Regan** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **Christopher Regan** 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.

THEREFORE, this indenture, made this 1st day of April, 2011 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **Christopher Regan** 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:

45-02-25-454-028.000-023
COMMON ADDRESS: 4734 Johnson Ave. Hammond, Indiana 46327
REDIV. HOFFMANS 1ST. ADD. N. 8 1/3FT. L.21 BL.4 S2.OF L.20 BL.4

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
STATE OF INDIANA

Witness: *Peggy Katona*
PEGGY KATONA, Auditor of Lake County

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.

I witness whereof, I have hereunto set my hand and seal this 27 day of May, 2011

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

Christopher Regan
5126 North Merrimac Ave.
Chicago, IL 60630

AMOUNT \$ 11,000
CASH CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON - COM _____
CLERK LR

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 31 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

001944