

2011 049480

2011 SEP -8 PM 3:17

MICHAEL BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

Whereas James W. Schroeder the 1<sup>st</sup> day 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 9<sup>th</sup> day of September, 2010 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that James W. Schroeder in on the 9<sup>th</sup> 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 \$3900.00 ( Three Thousand Nine Hundred Dollars 00/100) being the amount due on the following tracts of and returned delinquent Francisco J Gonzalez & Zelko Kireta 2009 and prior years, namely:

45-03-31-326-043.000-023

COMMON ADDRESS: 973-75 Murray Street Hammond, In 46320

LOT 21 IN M.M TOWLE'S COTTAGE GROVE ADDITION TO THE TOWN ( NOW CITY ) OF HAMMOND, RECORDED IN PLAT BOOK I, PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA , AND AS SHOWN ON LEGAL SURVEY IN THE SURVEYOR'S OFFICE OF LAKE COUNTY, INDIANA ENTERED IN SURVEYOR'S PLAT BOOK 2, PAGE 267

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 James W. Schroeder owner of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, James W. Schroeder 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 1<sup>st</sup> day April ,2011 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part James W. Schroeder 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:


45-03-31-326-043.000-023

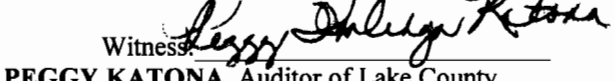
COMMON ADDRESS: 973-75 Murray Street Hammond, In 46320

LOT 21 IN M.M TOWLE'S COTTAGE GROVE ADDITION TO THE TOWN ( NOW CITY ) OF HAMMOND, RECORDED IN PLAT BOOK 1, PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA , AND AS SHOWN ON LEGAL SURVEY IN THE SURVEYOR'S OFFICE OF LAKE COUNTY, INDIANA ENTERED IN SURVEYOR'S PLAT BOOK 2, PAGE 267

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.

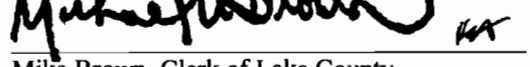
  
Attest: John Petalas Treasurer: Lake County  
STATE OF INDIANA

Witness:   
PEGGY KATONA, Auditor of Lake County

COUNTY OF LAKE COUNTY }  
} SS

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 25 day of Aug, 2011

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

James W. Schroeder  
12175 Lee St.  
Crown Point IN 46307

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER 003257  
SEP 08 2011  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
16<sup>00</sup>  
121  
003105

"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: 