

2011 070784

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 DEC -8 AM 10:28

MICHAEL HOLINGA KATONA  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

Whereas **Property Renewal LLC** the 4<sup>th</sup> day of November, 2011 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 8<sup>th</sup> day of April, 2011 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that **Property Renewal LLC** in on 8<sup>th</sup> day of April, 2011 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$4400.00 ( Four Thousand Four Hundred Dollars 00/100) being the amount due on the following tracts of and returned delinquent **Marlene S Girman** 2010 and prior years, namely:

45-15-23-330-029.000-043  
COMMON ADDRESS: 13008 Knight Street Cedar Lake, Indiana 46303  
Shades Add. Cedar Lake Plat A-A L.17, 18 & 24, BL.3

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 **Property Renewal LLC** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed **Property Renewal LLC** 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 2010 and prior years.

**THEREFORE**, this indenture, made this 4<sup>th</sup> day of November, 2011 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **Property Renewal LLC** 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:

45-15-23-330-029.000-043  
COMMON ADDRESS: 13008 Knight Street Cedar Lake, Indiana 46303  
Shades Add. Cedar Lake Plat A-A L.17, 18 & 24, BL.3

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 }  
} SS  
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.

In witness whereof, I have hereunto set my hand and seal this DEC 01 2011 day of \_\_\_\_\_, 2011  
*Mike Brown*

Mike Brown, Clerk of Lake County  
Post Office addresses of grantee  
**Property Renewal LLC**  
500 Lexington Ave.  
Crown Point IN 46307

AMOUNT \$ 16000  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 1114  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON - COM \_\_\_\_\_  
CLERK ll

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 08 2011

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

0574-18