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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 070975

2011 DEC -8 PM 2:24

MICHAEL J. DEAN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas AXA FOUNDATION LTD the 4th 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 8th day of April, 2011 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears that AXA FOUNDATION LTD in on 8th day of April, 2011 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$500.00 (Five Hundred Dollars 00/100) being the amount due on the following tracts of and returned delinquent Edward & Bertha Kendzierski 2010 and prior years, namely:

45-02-25-182-004.000-023

COMMON ADDRESS: 250 Gostlin Street, Hammond, IN 46327

LOT 24, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24 AND RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 80.23 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SAID NORTHERLY LINE OF LOT 24, A DISTANCE OF 43.47 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24; THENCE WEST ALONG SAID SOUTH LINE OF LOT 24, A DISTANCE OF 51.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 24, A DISTANCE OF 74.3 FEET TO THE POINT OF BEGINNING, PHILLIPS ADDITION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 5, PAGE 4, IN LAKE COUNTY, INDIANA

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 AXA FOUNDATION LTD of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed AXA FOUNDATION LTD 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 4th day of November, 2011 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part AXA FOUNDATION LTD 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:

45-02-25-182-004.000-023

COMMON ADDRESS: 250 Gostlin Street, Hammond, IN 46327

LOT 24, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24 AND RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 24, A DISTANCE OF 80.23 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SAID NORTHERLY LINE OF LOT 24, A DISTANCE OF 43.47 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24; THENCE WEST ALONG SAID SOUTH LINE OF LOT 24, A DISTANCE OF 51.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 24, A DISTANCE OF 74.3 FEET TO THE POINT OF BEGINNING, PHILLIPS ADDITION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 5, PAGE 4, IN LAKE COUNTY, INDIANA

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 E. Petalas
John Petalas Treasurer: Lake County
STATE OF INDIANA }
COUNTY OF LAKE COUNTY } SS

Witness: Peggy Katona
PEGGY KATONA, Auditor of Lake County

DEC 01 2011 029777

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 08 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CK#
1366
\$18
ES
CA

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.

DEC 01 2011

In witness whereof, I have hereunto set my hand and seal this _____ day of _____, 2011



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

AXA FOUNDATION LTD
252 Wildwood Rd. 5007
Hammond, IN 46324

