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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2012 058371

2012 AUG 28 AM 10:28

Prescribed by the State Board of Accounts

MICHELLE R. FAJMAN
RECORDER

TAX DEED

Whereas **Joe Krnich** the 24th day of August, 2011 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 21st day of July, 2009 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **Joe Krnich** in on the 21st day of July, 2009 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$29,573.20 (Twenty-Nine Thousand Five Hundred Seventy-Three Dollars 20/100) being the amount due on the following tracts of and returned delinquent Robert J Bucko Jr 2009 and prior years, namely:

45-08-12-300-005.000-004

COMMON ADDRESS:3401 East 15th Ave. Gary IN 46403

PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNT, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 390 FEET EAST OF THE WEST LINE OF THE SOUTHWEST ¼ AND 180 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 12, SAID POINT BEGING THE NORTHWEST CORNER OF LAND CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY IN DEED RECORD 160, PAGE 208; THENCE ALONG AN ASSUMED BEARING OF NORTH 90 DEGREES EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 248.34 FEET TO A POINT; THENCE SOUTH 0 DEGREES 30 MINUTES EAST A DISTANCE OF 484.01 FEET TO A POINT ON THE NORTH 150 FOOT RIGHT-OF WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD; THENCE WESTWARDLY ALONG THE NORTHERLY 150 FOOT RIGHT-OF WAY LINE OF SAID TOLL ROAD ALONG A CURVE TO THE RIGHT (R=2305.54 FEET) A DISTANCE OF 51.36 FEET TO A POINT; THENCE NORTH 2 DEGREES EAST RADIAL TO SAID CURBE A DISTANCE OF 20 FEET TO A POINT; THENCE WESTWARDLY ALONG THE 170 FOOT RIGHT-OF-WAY LINE OF SAID TOLL ROAD ALONG A CURVE TO THE RIGHT (R=2285.54 FEET) A DISTANCE OF 197.50 FEET TO A POINT 390 FEET EAST OF THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 12; THENCE NORTH 0 DEGREES 39 MINUTES WEST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 447.41 FEET TO THE PLACE OF BEGINNING

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 **Joe Krnich** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **Joe Krnich** 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 24th day of August, 2011 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **Joe Krnich** of the second part with intent; 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:

45-08-12-300-005.000-004

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PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNT, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 390 FEET EAST OF THE WEST LINE OF THE SOUTHWEST ¼ AND 180 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 12, SAID POINT BEGING THE NORTHWEST CORNER OF LAND CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY IN DEED RECORD 160, PAGE 208; THENCE ALONG AN ASSUMED BEARING OF NORTH 90 DEGREES EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 248.34 FEET TO A POINT; THENCE SOUTH 0 DEGREES 30 MINUTES EAST A DISTANCE OF 484.01 FEET TO A POINT ON THE NORTH 150 FOOT RIGHT-OF WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD; THENCE WESTWARDLY ALONG THE NORTHERLY 150 FOOT RIGHT-OF WAY LINE OF SAID TOLL ROAD ALONG A CURVE TO THE RIGHT (R=2305.54 FEET) A DISTANCE OF 51.36 FEET TO A POINT; THENCE NORTH 2 DEGREES EAST RADIAL TO SAID CURBE A DISTANCE OF 20 FEET TO A POINT; THENCE WESTWARDLY ALONG THE 170 FOOT RIGHT-OF-WAY LINE OF SAID TOLL ROAD ALONG A

FILED FOR TAXATION SUBJECT TO
ACCEPTANCE FOR TRANSFER
AUG 28 2012
PEGGY KATONA
LAKE COUNTY AUDITOR

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