2013 016371

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2013 MAR -4 AM 10: 54
MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas LAKE FORECLOSURE FUND I LLC the 14TH day of December, 2012 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 28th day of September , 2011 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **LAKE FORECLOSURE FUND I LLC** in on the 28th day of September , 2011 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $1176.83 (One Thousand One Hundred Seventy-Six Dollars 83/100) being the amount due on the following tracts of and returned delinquent James & Edward Stewart 2011 and prior years, namely:

45-09-17-306-035.000-021
COMMON ADDRESS: 2646 Knox St. Lake Station IN 46405
ROTHERMEL'S RIVERSIDE SUBDIV. ALL L.36 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 **LAKE FORECLOSURE FUND I LLC** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **LAKE FORECLOSURE FUND I 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 2011 and prior years.

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THERFORE, this indenture, made this 14TH day of December, 2012 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **LAKE FORECLOSURE FUND I 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:

45-09-17-306-035.000-021
COMMON ADDRESS: 2646 Knox St. Lake Station IN 46405
ROTHERMEL'S RIVERSIDE SUBDIV. ALL L.36 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 — Witness: Peggy Holinga Katona

Attest: John Petalas Treasurer: Lake County — **PEGGY KATONA**, Auditor of Lake County

STATE OF INDIANA }
} SS
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 19 day of Feb, 2013

Mike Brown MA
Mike Brown, Clerk of Lake County

Post Office addresses of grantee **LAKE FORECLOSURE FUND I LLC**
222 w. Ontario, Suite 320 Chicago, IL 60654

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 04 2013

11049 16.00
1050

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

PP