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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 020359

2013 MAR 18 PM 1:30

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas 472 WEST 23RD AVE, LLC the 7th 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 472 WEST 23RD AVE, 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 \$1,471.96(One Thousand Four Hundred Seventy-One Dollars 96/100) being the mount due on the following tracts of and returned delinquent Prudential Funding Group LLC 2011 and prior years, namely:

45-08-28-477-002.000-004
COMMON ADDRESS: 4300 Adams Street, Gary IN 46408
LOTS 1 TO 5, BOTH INCLUSIVE, AND THE EAST HALF OF LOT 6, IN BLOCK 3, IN KELLEY SEMMES BOULEVARD HEIGHTS ADDITION, TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 23, IN THE OFFICE OF THE RECORDER OF 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 472 WEST 23RD AVE, LLC of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, 472 WEST 23RD AVE, 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.

THEREFORE, this indenture, made this 7th day of December, 2012 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part 472 WEST 23RD AVE, 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:

45-08-28-477-002.000-004
COMMON ADDRESS: 4300 Adams Street, Gary IN 46408
LOTS 1 TO 5, BOTH INCLUSIVE, AND THE EAST HALF OF LOT 6, IN BLOCK 3, IN KELLEY SEMMES BOULEVARD HEIGHTS ADDITION, TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 23, IN THE OFFICE OF THE RECORDER OF 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.

John E. Petalas
Attest: John Petalas Treasurer: Lake County

Witness: *Peggy Katona*
PEGGY KATONA, Auditor of Lake County

STATE OF INDIANA }
COUNTY OF LAKE COUNTY } SS

NOT FULLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

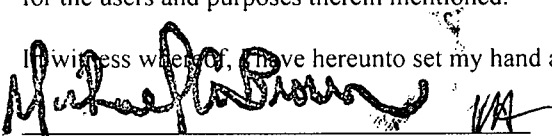
MAR 18 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

001472

AMOUNT \$ 18 -
CASH _____ CHARGE _____
CHECK # 1009
OVERAGE _____
COPY _____
NON-COM _____
CLERK CH

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.

I, witness whereof, have hereunto set my hand and seal this 8 day of March, 2013

Mike Brown, Clerk of Lake County

Post Office addresses of grantee 472 WEST 23RD AVE, LLC
3544 VAN BUREN
GARY IN 46408

