

2013 029938

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 APR 26 PM 12:22

MICHAEL B. BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

Whereas **B D & C, LLC**. 8<sup>th</sup> day of February, 2013 produce to the undersigned, Peggy Katona, Auditor the County of Lake in the State of Indiana, a certificate of sale dated the 28<sup>th</sup> day of June, 2012 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **B D & C, LLC**. in on the 28<sup>th</sup> day of June, 2012 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$300.00( Three Hundred Dollars 00/100) being the mount due on the following tracts of and returned delinquent Manuel J Garcia 2011 and prior years, namely:

45-08-27-306-011.000-004

COMMON ADDRESS: 4245 Massachusetts St. Gary IN 46409

THE NORTH 25 FEET OF LOT 13 AND THE SOUTH 7 1/2 FEET OF LOT 14, BLOCK 2, LINDEN HEIGHTS ADDITION TO GARY, LAKE COUNTY, INDIANA, AS IN PLAT BOOK 14, PAGE 22

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 **B D & C, LLC**. of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **B D & C, 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 8<sup>th</sup> day of February, 2013 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **B D & C, 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:

45-08-27-306-011.000-004

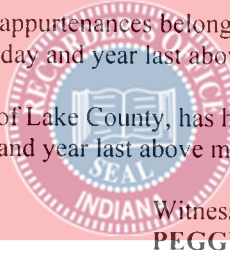
COMMON ADDRESS: 4245 Massachusetts St. Gary IN 46409

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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



*Peggy Katona*  
WITNESS: 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 16<sup>th</sup> day of April, 2013  
*Mike Brown*  
Mike Brown, Clerk of Lake County

Post Office addresses of grantee

**B D & C, LLC.**  
1132 Lahinch Ct.  
Dyer, IN 46311

FILED FOR RECORD  
FINAL ACCEPTANCE FOR TRANSFER

APR 26 2013

22652

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

16:00  
CS  
YN