TATE OF INC LAKE COUN FILED FOR RECORD

2013 091049

2013 DEC 12 AM 10: 47

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

## TAX

Whereas Grover Watkins the 4<sup>TH</sup> day of October, 2013 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 27th day of August, 2012 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears Grover Watkins in on the 27th day of August, 2012 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$351.42 (Three Hundred Fifty-One Dollars 42/100) being the amount due on the following tracts of and returned delinquent Lavonia Noble-King 2011 and prior years, namely:

45-08-18-177-026.000-004 COMMON ADDRESS: 2312-14 Whitcomb Street, Gary IN LOT 4 IN BLOCK 1 IN H.A. VOSSLER'S ADDITION TO GARY BOOK 9 PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY IN

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 Grover Watkins of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, Grover Watkins 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.

THERFORE, this indenture, made this 4<sup>TH</sup> day of October, 2013 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part Grover Watkins 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:

45-08-18-177-026.000-004 COMMON ADDRESS: 2312-14 Whitcomb Street, Gary IN LOT 4 IN BLOCK 1 IN H.A. VOSSLER'S ADDITION TO GARY BOOK 9 PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY IN

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 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.

iness where f, have hereunto set my hand and seal this

Mike Brown, Clerk of Lake County

Post Office addresses of grantee

**Grover Watkins** 

716 Porter St. Gary, IN 46406

OLY ENTERED FOR TAXATION SUBJECT . FINAL ACCEPTANCE FOR TRANSFER

DEC 1 2 2013

PEGGY HOLINGA KATONA THE COUNTY AUDITOR

006981

STATE OF INC."
LAKE COUNT.
FILED FOR RECORD :

2013 091050

2013 DEC 12 AM 10: 50

MICHAEL B. BROWN RECORDER

## SPECIAL WARRANTY DEED (INDIANA)

THE GRANTOR, Federal National Mortgage Association, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO THE GRANTEE, Jorge Renteria, Of Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, OF INDIANA, TO WIT:

Lot 17 and Lot 16, except the North 3.1 feet thereof, in Block "C", in Elliot's Park in East Gary, now Lake Station, as per plat thereof, recorded in Plat Book 21, Page 36, in the office of the Recorder of Lake County, Indiana.

Commonly known as: 2456 Warrick St, Lake Station, IN 46405

Parcel No. 45-09-16-280-024,000-021, 45-09-16-280-025.000-021

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES; TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

This Document is the property of

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT THE SAID PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT TO:

GENERAL REAL ESTATE TAXES FOR THE YEAR 2012, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER.

"GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN."

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE DAY OF OVER 1, 2013.

\$18

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

16878

C

DEC 1 1 2013

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

Joy

(-)

Federal National Mortgage Association, By: ME	RCER BELANGER, attorney in fact
BY: CYMULAIN	
Printed D. McNau	
Title Partie	By: Mercer Belanger as attorney in fact for Fannie Mae,
ACKNOWLEDGEMENT:	aka Federal National Mortgage Association
STATE OF Indiana ) )SS:	
COUNTY OF Marion )	90A Recorded 8-13-09 # 2009055839
TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS BEFORE ME THIS DAY IN PERSON AND SEVI SEALED AND DELIVERED THE SAID DEED PURSON FOR THE SAID CORPORATION, AS THEIR FE	FOR SAID COUNTY, IN THE STATE AFORESAID, DO OFOR SUBSCRIBED TO THE FOREGOING DEED APPEARED OF SUBSCRIBED TO THE FOREGOING DEED APPEARED OF SUBSCRIBED TO THE FOREGOING DEED APPEARED OF SUBSCRIBED TO THE SIGNED, OF SUBSCRIBED TO THE BOARD OF SEE AND VOLUNTARY ACT, AND AS THE FREE AND OF SUBSCRIBED TO THE USE AND PURPOSES THEREIN SET
My Commission Expires:  This Document the Lake Co	NOTAT PUBLIC PRINCES ANSCHAS STON
PREPARED BY: Jennifer McNair, Attorney at Law	NOTARY SEAL *
MAIL FUTURE TAX BILLS TO	Crick State OF MORNING
GRANTEES MAILING ADDRESS: Lake 5+	ation, IN 46405
AFTER RECORDING RETURN TO: Mercer Belanger, 1 Indiana Square, #1500, Indianapolis, IN 46204	
I affirm, under ponables for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law	

. •