

2014 000268

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MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas **GSEVEN PROPERTY MANAGEMENT LLC** the 4TH 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 **GSEVEN PROPERTY MANAGEMENT LLC** 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 \$7501.00 (Seven Thousand Five Hundred One dollars 00/100) being the amount due on the following tracts of and returned delinquent Harold P Crafton 2011 prior years, namely:

45-07-17-177-001.000-023
COMMON ADDRESS: 7606 GOLFWAY COURT, HAMMOND, IN 46324
LOT 4 AS SHOWN ON PLAT OF RESUB. OF PART OF BLOCK 2, UNIT 1 OF WOODMAR LYING NORTH OF NORTH RIGHT-OF-WAY LINE OF TRI-STATE HIGHWAY, IN THE CITY OF HAMMOND RECORDED IN PLAT BOOK 30, PAGE 41, 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 **GSEVEN PROPERTY MANAGEMENT LLC**, the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **GSEVEN PROPERTY MANAGEMENT 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 4TH day of October, 2013 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **GSEVEN PROPERTY MANAGEMENT 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:

45-07-17-177-001.000-023
COMMON ADDRESS: 7606 GOLFWAY COURT, HAMMOND, IN 46324
LOT 4 AS SHOWN ON PLAT OF RESUB. OF PART OF BLOCK 2, UNIT 1 OF WOODMAR LYING NORTH OF NORTH RIGHT-OF-WAY LINE OF TRI-STATE HIGHWAY, IN THE CITY OF HAMMOND RECORDED IN PLAT BOOK 30, PAGE 41, 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 Petalas
Attest: John Petalas Treasurer, Lake County
STATE OF INDIANA

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

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 30 day of Dec, 2013
Mike Brown

Mike Brown, Clerk of Lake County
Post Office addresses of grantee

GSEVEN PROPERTY MANAGEMENT LLC
6430 w. 86TH Ave. Crown Point IN 46307

20093 ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 03 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

1 copy
\$76.00
M.E
#1721