

2014 001659

2014 JAN 13 PM 4:02

Prescribed by the State Board of Accounts

MICHAEL B. BROWN  
RECORDER

**TAX DEED**

Whereas OAK GROVE PROPERTY MANAGEMENT, LLC. 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 25<sup>TH</sup> day of April, 2013 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears OAK GROVE PROPERTY MANAGEMENT, LLC. in on the 25<sup>TH</sup> day of April, 2013 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$17,000.00 (Seventeen Thousand dollars 00/100) being the amount due on the following tracts of and returned delinquent David M Smith 2011 prior years, namely:

45-08-29-401-025.000-001  
COMMON ADDRESS: 2100 Oak Lane, Gary, IN 46408  
LOT 55 IN CLEVELAND HEIGHTS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28,  
PAGE 78, 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 OAK GROVE PROPERTY MANAGEMENT, LLC. the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, OAK GROVE 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 4<sup>TH</sup> day of October, 2013 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part United OAK GROVE 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:

45-08-29-401-025.000-001  
COMMON ADDRESS: 2100 Oak Lane, Gary, IN 46408  
LOT 55 IN CLEVELAND HEIGHTS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28,  
PAGE 78, 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 }  
  } SS  
COUNTY OF LAKE COUNTY }

20227

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* day of *DEC* 2013  
*Mike Brown*  
Mike Brown, Clerk of Lake County

FILED FOR RECORD  
FINAL ACCEPTANCE FOR TRANSFER  
JAN 13 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Post Office addresses of grantee OAK GROVE PROPERTY MANAGEMENT, LLC.  
PO BOX 503 DYER, IN 46311

Send Tax Bills To: Oak Grove Property Management, LLC  
P.O. Box 503  
Dyer, IN 46311

Return to: Robert Golding  
P.O. Box 175  
Dyer, IN 46311

\$16.00  
M-E  
#2663

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *[Signature]*