

TAX DEED

Whereas **Indiana Auction Ventures (II)** the 7th day of December, 2012 produce to the undersigned, Peggy Katona, Auditor the County of Lake in the State of Indiana, a certificate of sale dated the 28th day of June, 2012 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **Indiana Auction Ventures (II)** on the 28th day of June, 2012 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$2900.00 (Two Thousand Nine Hundred Dollars 00/100) being the amount due on the following tracts of and returned delinquent David D. Breit 2010 and prior years, namely

45-08-31-126-002.000-001
COMMON ADDRESS: 4201 West 45th Ave. Gary In
E 72FT OF W138FT OF WSAC N1/2 W15AC NE NW S.31 T.36 R.8 1.09 AC M/L

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 **Indiana Auction Ventures (II)** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed **Indiana Auction Ventures (II)** 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 2010 and prior years.

THEFORE, 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 **Indiana Auction Ventures (II)** 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:

45-08-31-126-002.000-001
COMMON ADDRESS: 4201 West 45th Ave. Gary In
E 72FT OF W138FT OF WSAC N1/2 W15AC NE NW S.31 T.36 R.8 1.09 AC M/L

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.

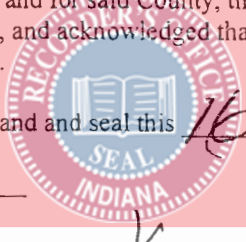
Attest: John Petalas
John Petalas Treasurer, Lake County

Witness: Peggy Katona
PEGGY KATONA, Auditor of Lake County

STATE OF INDIANA }
COUNTY OF LAKE COUNTY } SS

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 December, 2013.
Mike Brown
Mike Brown, Clerk of Lake County



AFFIRMED UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
PREPARED BY: [Signature]

Post Office addresses of grantees:
FULLY ENTERED FOR TAXATION PURPOSES
FINAL ACCEPTANCE FOR TRANSFER

Indiana Auction Ventures (II)
47 W POLK ST. STE 100-121
CHICAGO IL 60605

JAN 16 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

20261

170
non cm
421
RM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 JAN 16 AM 10:08

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