

2014 005325

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 JAN 29 AM 10:43

MICHAEL B. BROWN
RECORDER

TAX DEED

Whereas **Patrick M. Lee Trust** 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 25TH day of April, 2013 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **Patrick M. Lee Trust** in on the 25TH day of April, 2013 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$11,000.00 (Eleven Thousand dollars 00/100) being the amount due on the following tracts of and returned delinquent Convenience Stores Leasing & Management LLC (dh) 2011 and prior years, namely:

45-09-05-451-001.000-004

COMMON ADDRESS: 7200 E. MELTON RD, GARY, IN 46403
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF GARY, LAKE COUNTY, INDIANA; BEING ALL THAT PART OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF THE RIGHT OF WAY OF THE U.S. HIGHWAY NO. 20 AND SOUTHERLY AND WESTERLY OF THE HIGHWAY KNOWN AS HOBART ROAD, AND EXCEPTING THEREFROM THE FOLLOWING PARCEL WHICH WAS DEEDED TO THE NORTHERN INDIANA PUBLIC SERVICE COMPANY ON DECEMBER 1965. BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 WHERE SAID LINE IS INTERSECTED BY THE SOUTH RIGHT OF WAY LINE OF HOBART ROAD AS THE SAID ROAD IS KNOWN AND DESIGNATED IN THE SAID CITY OF GARY; THENCE SOUTH 70 DEGREES 16 MINUTES 30 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HOBART ROAD, A DISTANCE OF 360.95 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 70 DEGREES 16 MINUTES 30 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HOBART ROAD, A DISTANCE OF 109.65 FEET TO A POINT; THENCE SOUTH 12 DEGREES 43 MINUTES 47 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID HOBART ROAD, A DISTANCE OF 125.94 FEET TO A POINT; THENCE NORTH 70 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF 125 FEET TO A POINT; THENCE NORTH 19 DEGREES 43 MINUTES 47 SECONDS EAST, A DISTANCE OF 125 FEET TO THE PLACE OR BEGINNING OF THIS DESCRIPTION.

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 **Patrick M. Lee Trust** he certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **Patrick M. Lee Trust** 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 **Patrick M. Lee Trust** 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:

45-09-05-451-001.000-004

COMMON ADDRESS: 7200 E. MELTON RD, GARY, IN 46403
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF GARY, LAKE COUNTY, INDIANA; BEING ALL THAT PART OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF THE RIGHT OF WAY OF THE U.S. HIGHWAY NO. 20 AND SOUTHERLY AND WESTERLY OF THE HIGHWAY KNOWN AS HOBART ROAD, AND EXCEPTING THEREFROM THE FOLLOWING PARCEL WHICH WAS DEEDED TO THE NORTHERN INDIANA PUBLIC SERVICE COMPANY ON DECEMBER 1965. BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 WHERE SAID LINE IS INTERSECTED BY THE SOUTH RIGHT OF WAY LINE OF HOBART ROAD AS THE SAID ROAD IS KNOWN AND DESIGNATED IN THE SAID CITY OF GARY; THENCE SOUTH 70 DEGREES 16 MINUTES 30 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HOBART ROAD, A DISTANCE OF 360.95 FEET TO A POINT,

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 29 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

18.00

9334

00227

pp

RIGHT OF WAY LINE OF SAID HOBART ROAD, A DISTANCE OF 360.95 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 70 DEGREES 16 MINUTES 30 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HOBART ROAD, A DISTANCE OF 109.65 FEET TO A POINT; THENCE SOUTH 12 DEGREES 43 MINUTES 47 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID HOBART ROAD, A DISTANCE OF 125.94 FEET TO A POINT; THENCE NORTH 70 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF 125 FEET TO A POINT; THENCE NORTH 19 DEGREES 43 MINUTES 47 SECONDS EAST, A DISTANCE OF 125 FEET TO THE PLACE OR BEGINNING OF THIS DESCRIPTION.

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
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 25 day of Jan, 2014

Mike Brown
Mike Brown, Clerk of Lake County

Post Office addresses of grantee

Patrick M. Lee Trust
563 S. Lake St.
Gary, IN 46403

