STATE OF INDIANAL LAKE COUNTY
FILED FOR RECORD

2014 005754

2014 JAN 30 PM 1:03

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas SMK GROUP 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 SMK GROUP 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 \$52,004.00 (Fifty-Two Thousand Four dollars 00/100) being the amount due on the following tracts of and returned delinquent Maria S Bernstein 2011 and prior years, namely:

45-07-30-459-005.000-027 COMMON ADDRESS: 1310 Camellia Drive, Munster, Indiana See Exhibit "A"

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 SMK GROUP LLC. of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, SMK GROUP 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.

THERFORE, 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 SMK GROUP 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:

45-07-30-459-005.000-027 COMMON ADDRESS: 1310 Camellia Drive, Munster, Indiana See Exhibit "A"

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 mentions.

Attest John Petalas Treasurer: Lake County

Witness: 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.

In witness whereof, I have hereunto set my hand and seal this 2 day of 4, 2014

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

SMK GROUP LLC. 2500 165th St. Hammond, IN 46320

"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."

JULY ENTERED FOR TAXATION SUBJECT IN FINAL ACCEPTANCE FOR TRANSFER

JAN 3 0 2014

PEGGY HOLINGA KATONA AKE COUNTY AUDITOR 010473

#18

0

EXHIBIT "A"

Property Address: 1310 Camellia Drive, Munster, IN 46321

A portion of Fairmeadow 27th Addition, Block 1, to the Town of Munster, as recorded in Plat Book 46, page 17, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: The apartment designated as 1310 Camellia Drive, Munster, Indiana, as located in building number 5 of Villa Southwood Townhomes, a condominium according to the Declaration of Horizontal Property Regime dated January 1, 1976 and recorded in the Office of the Recorder of Lake County, Indiana, as Document No. 354718 and as amended by amendment thereto recorded September 9, 1976 as Document No. 368925 and as amended by amendment thereto recorded January 7, 1981, as Document No. 613610.

Tax ID Number(s): 18-28-0399-0034

45-07-30-459-005.000-027

