STATE OF INDIANCE LAKE COUNTY FILED FOR RECORD

2014 FEB -4 PM 12: 10

MICHAEL B. BROWN RECORDER

2014 006810

Prescribed by the State Board of Accounts

TAX DEED

Whereas CLAVEN CLIFFORD, INC. the 5TH day of December, 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 CLAVEN CLIFFORD, INC. 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 \$62,374.69 (Sixty-Two Thousand Three Hundred Seventy-Four dollars 69/100) being the amount due on the following tracts of and returned delinquent Point Center Financial Inc as designated agent 2011 and prior years, namely:

45-12-29-401-001.000-030 COMMON ADDRESS: 9005 TAFT STREET, MERRILLVILLE, IN 46410 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 CLAVEN CLIFFORD, INC. of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, CLAVEN CLIFFORD, INC. 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 5TH day of December, 2013 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part CLAVEN CLIFFORD, INC. 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:

45-12-29-401-001.000-030 COMMON ADDRESS: 9005 TAFT STREET, MERRILLVILLE, IN 46410 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, Pergy Katona, Auditor of Lake County, has becounted this/her hand, and affixed the seal

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 Treasurer: Lake County

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.

witness whereof, I have hereunto set my hand and seal this day of

Mike Brown, Clerk of Lake County

Post Office addresses of grantee

CLAVEN CLIFFORD, INC.

4141 Calumet Ave. Hammond, IN 46320

> DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

> > FEB 0 4 2014

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

\$18.00 M. E CASN

00393

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" A"

Legal Description:

Part of the Northwest Quarter of the Southeast Quarter of Section 29, Township 35

North, Range 8 West of the Second Principal Meridian, and being more particularly described as follows: Beginning at the intersection of the West line of said Northwest Quarter of the Southeast Quarter of Section 29, and the North line of said Northwest Quarter of the Southeast Quarter of said Section 29; thence North 89 degrees 45 minutes 32 seconds East along the North line of the Northwest Quarter of the Southeast Quarter of said Section 29, a distance of 1,330.76 feet to the intersection of said Section 29, a distance of 1,330.76 feet to the intersection of the North line of said Northwest Quarter of the Southeast Quarter of said Section 29 and the East line of said Northwest Quarter of the Southeast Quarter of said Section 29; thence South 00 degrees 35 minutes 02 seconds East along said East line a distance of 727.95 feet; thence South 89 degrees 45 minutes 32 seconds West, a distance of 1, 330.54 feet to a point on the West line of the Northwest Quarter of the Southeast Quarter of said Section 29; thence North 00 degrees 36 minutes 05 Seconds West, along said West line (also being the centerline of State Route #55), a distance of 727.95 feet to the point of beginning, containing 22.23 acres more or less, in Lake County, Indiana, excepting that part conveyed to the State of Indiana by Warranty Deed recorded December 18, 1998 as Document No. 98101809 and described as follows: A part of the Northwest Quarter of the Southeast Quarter of Section 29, Township 35 North, Range 8 West, Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Quarter section; thence North 1 degree 59 minutes 47 seconds West 584.429 meters (1917.42 feet) along the West line of said Quarter Section to the Southwest corner of the Owner's land; thence North 88 degrees 25 minutes 56 seconds East 12.605 meters (41.36 feet) along the South line of the owner's land to the East Boundary of S.R. 55 and the point of beginning of this description; thence North 2 degrees 00 minutes 00 seconds West 47.979 meters (157.41 20 minutes 31 seconds East 3. 351 meters (10.99 feet); thence feet) along said East Boundary of S.R. 55; thence North 87 degrees Southerly 48.043 meters (157.62 feet) along an arc to the left and having a radius of 29472.312 meters (96693.93 feet) and subtended by a long chord having a bearing of South 2 degrees 07 minutes 43 seconds East and a length of 48.043 meters (157.62 feet) to said South line of the owner's land; thence South 88 degrees 25 minutes 56 seconds West 3.459 meters (11.35 feet) along said South line to the point of beginning and containing 0. 0163 hectares (0. 040 acres), more or less.

Common Address: 9005 Taft Street, Merrillville, IN 46410

Key Number: 45-12-29-401-001.000-030

