

2014 011040

LAKE COUNTY
FILED FOR R

2014 FEB 25 A.

MICHAEL B. BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Prescribed by the State Board of Accounts

2014 011040
TAX DEED

2014 FEB 25 AM 9:55

MICHAEL B. BROWN
RECORDER

Whereas **Claudia Wolfe**, 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 **Claudia Wolfe**, 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 \$2,023.00 (Two Thousand Twenty-Three dollars 00/100) being the amount due on the following tracts of and returned delinquent **Joseph Beck 2011** and prior years, namely:

45-08-13-308-003.000-017
COMMON ADDRESS: 3345 E. 25th Ave. Lake Station
Second Add. To Liverpool Home Gardens L.3 BL.2

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 **Claudia Wolfe**, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **Claudia Wolfe**, 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.

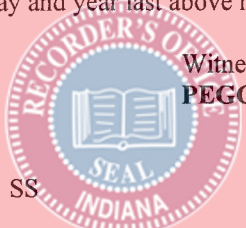
THEREFORE, this indenture, made this 4TH day of October, 2013 between the State of Indiana by **Peggy Katona**, Auditor of Lake County, of the first part **Claudia Wolfe**, of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained 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:

45-08-13-308-003.000-017
COMMON ADDRESS: 3345 E. 25th Ave. Lake Station
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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 Petalas
Attest: **John Petalas** Treasurer: Lake County



Witness: *Peggy Katona*
PEGGY KATONA, Auditor of Lake County

STATE OF INDIANA

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 7 day of FEB, 2014
Mike Brown
Mike Brown, Clerk of Lake County

00679

Post Office addresses of grantee **Claudia Wolfe**,
3301 E. 25th Ave.
Lake Station IN 46405

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 25 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

"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."
PREPARED BY: CM

Handwritten initials: H, CS, RM