

2014 011563

2014 FEB 27 AM 10:19

MICHAEL B. BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

Whereas US BANK CUSTODIAN FOR TLCF 2012A, LLC, the 4<sup>TH</sup> 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 25<sup>TH</sup> day of April, 2013 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears US BANK CUSTODIAN FOR TLCF 2012A, LLC, in on the 25<sup>TH</sup> day of April, 2013 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$300.00 ( Three Hundred dollars 00/100) being the amount due on the following tracts of and returned delinquent Audrey J Wright 2011 and prior years, namely:

45-08-03-451-027.000-004  
COMMON ADDRESS: 724 Rhode Island, Gary, Indiana 46402  
GARY LAND CO'S 1<sup>ST</sup> SUB. BL.44 LOTS 33,34 & 35

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 US BANK CUSTODIAN FOR TLCF 2012A, LLC, the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, US BANK CUSTODIAN FOR TLCF 2012A, 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.

THEREFORE, this indenture, made this 4<sup>TH</sup> day of October, 2013 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part US BANK CUSTODIAN FOR TLCF 2012A, 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:

45-08-03-451-027.000-004  
COMMON ADDRESS: 724 Rhode Island , Gary, Indiana 46402  
GARY LAND CO'S 1<sup>ST</sup> SUB. BL.44 LOTS 33,34 & 35

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 }  
} 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 *26* day of *DEC*, 2013

*Mike Brown*  
Mike Brown, Clerk of Lake County

FILED FOR RECORD  
FINAL ACCEPTANCE FOR TRANSFER

Post Office addresses of grantee

US BANK CUSTODIAN FOR TLCF 2012A, LLC  
50 S. 16<sup>TH</sup> ST., STE 1950  
PHILADELPHIA, PA 19102-2513

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

21142

After Recording Return To:  
Law Office of Robert F. Tweedle  
2842 - 45th Street, Suite A  
Highland, IN 46322

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. Robert F. Tweedle

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