

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

Prescribed by the State Board of Accounts **2014 011732**

**2014 FEB 28 AM 9:21**

# TAX DEED

MICHAEL B. BROWN  
RECORDER

Whereas TD HOLDINGS, LLC, the 10<sup>TH</sup> day of January, 2014 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 TD HOLDINGS, 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 \$5200.00 ( Five Thousand Two Hundred dollars 00/100) being the amount due on the following tracts of and returned delinquent Russell F Rock 2011 and prior years, namely:

45-03-31-227-009.000-023  
COMMON ADDRESS: 4931 Beech Ave.  
LASALLE ADD. L.25 BL.6

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 TD HOLDINGS, LLC, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, TD HOLDINGS, 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 10<sup>TH</sup> day of January, 2014 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part TD HOLDINGS, 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:

45-03-31-227-009.000-023  
COMMON ADDRESS: 4931 Beech Ave.  
LASALLE ADD. L.25 BL.6

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.

Attest: John Petalas Treasurer: Lake County

Witness: *Peggy Katona*  
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.

*Mike Brown*  
I witness whereof, I have hereunto set my hand and seal this 7 day of FEB, 2014  
Mike Brown, Clerk of Lake County

Post Office addresses of grantee

TD HOLDINGS, LLC,  
8216 Princeton Glendale Rd. #168  
West Chester, OH 45069

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

**FEB 27 2014**

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

**010978**

*#16.00  
M-E  
#170*