STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011733

2014 FEB 28 AM 9:21

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas TD HOLDINGS, LLC, the 10TH 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 25TH 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 25TH day of April , 2013 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $6500.00 (Six Thousand Five Hundred dollars 00/100) being the amount due on the following tracts of and returned delinquent Sandra Marie Robert, Richard W Stanimirov, Rosemary Scott, Gayle and Lore, Keith Alan Stanimirov & Stephanie L. Stanimirov T/C 2011 and prior years, namely:

45-07-08-176-037.000-023
COMMON ADDRESS: 6806 Ridgeland Ave.
FORSYTH HIGHLAND'S 3RD ADD. S.29 FT. LOT 15 N. 17 FT. OF LOT 14

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.

Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder! STOP

THERFORE, this indenture, made this 10TH 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:

45-07-08-176-037.000-023
COMMON ADDRESS: 6806 Ridgeland Ave.
FORSYTH HIGHLAND'S 3RD ADD. S.29 FT. LOT 15 N. 17 FT. OF LOT 14

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

Witness: Peggy Holinga 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.

In 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

010979

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 27 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

$16.00
M
#020