

2014 016409

2014 MAR 20 PM 2:53

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas 5th Avenue Mobil, LLC. 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 25TH day of April, 2013 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears 5th Avenue Mobil, 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 \$31000.00 (Thirty-One Thousand dollars 00/100) being the amount due on the following tracts of and returned delinquent Mass Petroleum Inc 2011 and prior years, namely:

45-07-10-255-020.000-023
COMMON ADDRESS: 3707-169th Street, Hammond, IN 46323
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION AND RUNNING EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 820.52 FEET TO THE EAST LINE OF BLOCK 1, CLINE GARDENS ADDITION TO HAMMOND, AS SHOWN IN PLAT BOOK 31 PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH ALONG SAID EAST LINE 133 FEET; THENCE WEST 100 FEET; THENCE SOUTH 133 FEET PARALLEL TO SAID EAST LINE : THENCE EAST 100 FEET TO THE POINT OF BEGINNING IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, EXCEPT THEREFROM THE SOUTH 33 FEET.

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 5th Avenue Mobil, LLC. of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, 5th Avenue Mobil, 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 4TH day of October, 2013 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part 5th Avenue Mobil, 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:

45-07-10-255-020.000-023
COMMON ADDRESS: 3707-169th Street, Hammond, IN 46323
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION AND RUNNING EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 820.52 FEET TO THE EAST LINE OF BLOCK 1, CLINE GARDENS ADDITION TO HAMMOND, AS SHOWN IN PLAT BOOK 31 PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH ALONG SAID EAST LINE 133 FEET; THENCE WEST 100 FEET; THENCE SOUTH 133 FEET PARALLEL TO SAID EAST LINE : THENCE EAST 100 FEET TO THE POINT OF BEGINNING IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, EXCEPT THEREFROM THE SOUTH 33 FEET.

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 Katona
PEGGY KATONA, Auditor of Lake County

STATE OF INDIANA }
} SS

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AMOUNT \$ 18-
CASH CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK RN

MAR 20 2014

21615
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

