2014 050901

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2014-014957

Prescribed by the State Board of Accounts

TAX DEED

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2014 AUG 25 PM 2:49 MICHAEL A. BROWN RECORDER

Whereas TJM REAL ESTATE INVESTMENTS LLC, the 10TH day of January , 2014 produced 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 **TJM REAL ESTATE INVESTMENTS 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 $800.00 (Eight Hundred dollars 00/100) being the amount due on the following tracts of and returned delinquent FELIX RUETO 2011 and prior years, namely:

45-03-22-482-004.000-024
COMMON ADDRESS: 2810 140TH Place East Chicago, IN 46312
INDIANA HARBOR HOMES COMPANY'S EXT. TO SUNNYSIDE ADD. PT. L.12 BL.16 W. LINE 39.47 FT.E.LINE 90.84FT.

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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 **TJM REAL ESTATE INVESTMENTS LLC,** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **TJM REAL ESTATE INVESTMENTS 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.

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 **TJM REAL ESTATE INVESTMENTS 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:

45-03-22-482-004.000-024
COMMON ADDRESS: 2810 140TH Place East Chicago, IN 46312
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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.

Attest: John Petalas Treasurer: Lake County

Witness: **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 22 day of July, 2014

Mike Brown, Clerk of Lake County

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 25 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Post Office addresses of grantee

TJM REAL ESTATE INVESTMENTS LLC
5527 Northcote Ave.
East Chicago, IN 46312

25955

#17
CK# 685820
1 Rec

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____