2014 079306

STATE OF IMPROVE LAKE COUNTY FILED FOR RECORD

2014 DEC 12 PH 1: 06

MICHALL BROWN RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas CJS RENTALS, LLC. The 9th day of May, 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 CJS RENTALS, 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 \$600.00 (Six Hundred dollars 00/100) being the amount due on the following tracts of and returned Walsh, Daniel S 2012 and prior years, namely:

45-07-25-377-002.000-001 COMMON ADDRESS: 5701 W. 43rd Avenue, Gary, IN 46408 LOT 2 IN BLOCK 5 IN J.R. BRANDT'S 45TH AVENUE GARDENS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 19A, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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 CJS RENTALS, LLC. of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, CJS RENTALS, 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 2012 and prior years.

THERFORE, this indenture, made this 9th day of May, 2014 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part CJS RENTALS, 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:

45-07-25-377-002.000-001 COMMON ADDRESS: 5701 W. 43rd Avenue, Gary, IN 46408 LOT 2 IN BLOCK 5 IN J.R. BRANDT'S 45TH AVENUE GARDENS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 19A, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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

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 thave hereunto set in Frand and seal this 8 day of bepte 2014

Mike Brown, Clerkof Lake County

Post Office addresses of grantee

CJS RENTALS, LLC. 46641 Lakeview Dr. Decatur, MI 49045

FINAL ACCEPTANCE FOR TRANSFER

017063

14 A

DEC 12 2014

PEGGY HOLINGA KATONA AKE COUNTY AUDITOR