STATE OF INDIANAL LAKE COUNTY-FILED FOR REGORD

2014 082159

2014 DEC 24 AM 10: 56

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas Brandon P. Florez the 5TH day of December, 2014 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 10TH day of June, 2014 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears Brandon P. Florez in on the 10TH day of June, 2014 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$300.00 (Three Hundred dollars 00/100) being the amount due on the following tracts of and returned Brandon Stewart 2012 and prior years, namely:

45-08-09-301-038.000-004 COMMON ADDRESS: 1470 W. 16th Ave. Gary, IN 46407 LOT 33, BLOCK 1, MAIN STREET ANNEX TO LOGAN PARK, AS SHOWN IN PLAT BOOK 7, PAGE 2, IN 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 **Brandon P. Florez** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **Brandon P. Florez** 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 5TH day of December, 2014 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **Brandon P. Florez** 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:

45-08-09-301-038.000-004 COMMON ADDRESS: 1470 W. 16th Ave. Gary, IN 46407 LOT 33, BLOCK 1, MAIN STREET ANNEX TO LOGAN PARK, AS SHOWN IN PLAT BOOK 7, PAGE 2, IN 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

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, may hereunto set my hand and seal this 3 day of Jecember 2014

Mike Brown, Clerk of Lake County

Post Office addresses of grantee

Brandon P. Florez 9815 S. Avalon Ave. Chicago, IL 60628 ULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER DEC 2 4 2014

29109 PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

Robert Golding

PO BOX 175

PSEL, IN 4634

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

PREPARED BY: