STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 009759

2015 FEB 20 AM 9:43

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas INDIANA TLP, LLC US BANK AS CUSTODIAN FOR INDIANA TLP LLC 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 24TH day of September , 2013 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **INDIANA TLP, LLC US BANK AS CUSTODIAN FOR INDIANA TLP LLC** in on the 24TH day of September , 2013 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $11,819.36 (Eleven Thousand Eight Hundred Ninteen Dollars 36/100) being the amount due on the following tracts of and returned delinquent Hector L. & Linda A. Argus Feliciano H&W 2012 and prior years, namely:

45-07-25-384-003.000-001
COMMON ADDRESS : 4415 Tompkins Street, Gary, IN 46408
J.R. BRANT'S 45TH AVE. GARDENS ALL L3 BL8

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 **INDIANA TLP, LLC US BANK AS CUSTODIAN FOR INDIANA TLP LLC** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **INDIANA TLP, LLC US BANK AS CUSTODIAN FOR INDIANA TLP 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 5TH day of December , 2014 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **INDIANA TLP, LLC US BANK AS CUSTODIAN FOR INDIANA TLP 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:

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER
FEB 19 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

45-07-25-384-003.000-001
COMMON ADDRESS : 4415 Tompkins Street, Gary, IN 46408
J.R. BRANT'S 45TH AVE. GARDENS ALL L3 BL8

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, JOHN PETALAS, 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: Peggy Katona, Treasurer: Lake County

Witness: John E. Petalas
JOHN PETALAS, 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 **JOHN PETALAS**, 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 JAN, 2015

Mike Brown, Clerk of Lake County

Post Office addresses of grantee **INDIANA TLP, LLC US BANK AS CUSTODIAN FOR INDIANA TLP LLC**

Lockbox #005191, PO Box 645191
Cincinnati, OH 45264

010666

INLAKTL000001

14-30266

RM

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