

2

2015 023801

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 APR 21 AM 11:52

MICHAEL B. BROWN
RECORDER

J

AFFIDAVIT OF SCRIVENERS ERROR

That affiant Beau Dunfee certifies under oath that they following facts are true:

1. That the affiant is an attorney licensed in the state of Indiana.
2. That on or about January 7, 2015 a Tax Deed was prepared by Lake County, Indiana, for the transfer of property located in Lake County, Indiana.
3. That this deed was fully executed on January 7, 2015 and recorded on January 21, 2015, in the Office of the Recorder of Lake County, Indiana as Document Number 2015-003170. A copy of said deed is attached hereto as "Exhibit A."
4. That this office has recently become aware that when the Deed was recorded it inadvertently contained the incorrect legal description:
5. The true and correct legal description is (Correction in Bold): **Lot Numbered Twelve (12) in Kleinman 1st Addition to the Town of Griffith, as per plat thereof recorded November 20, 1956 in Plat Book 31, page 82 in the Office of the Recorder of Lake County, Indiana.**
6. That I now make this affidavit for the purpose of re-recording the Deed to correct the scrivener's error and to provide recordable evidence of the true legal description of the property subject to this transaction.
7. I also make this affidavit to induce the auditor to transfer the tax records accordingly.

Dated: April 7, 2015

INDIANAPOLIS (city), IN (state)

State of INDIANA)

)ss:

County of MADISON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Beau Dunfee who acknowledged the execution of the foregoing affidavit and who, having been duly sworn, stated that the representations therein contained are true.

WITNESSED, my hand and Seal this 7th day of April, 2015.

My Commission Expires: 10-10-2018

Signature of Notary Public

ANDREW A. DRAKE

Printed Name of Notary Public

BOONE COUNTY INDIANA

Notary Public County and State of Residence

Grantee Address: 222 W. Ontario, Ste. 320, Chicago, IL 60654

Prepared by: Beau Dunfee, Attorney-at-Law, 11711 N. Pennsylvania St #110, Carmel, IN 46032

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number from this document, unless required by law. Beau Z. Dunfee (15-11949)

FILED

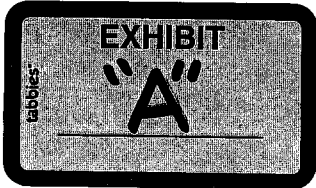
APR 16 2015

FOR MERIDIAN TITLE CORP

15-11949

20532 JOHN E. PETALAS
LAKE COUNTY AUDITOR

1st
with
2
11/16



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 003170

2015 JAN 21 AM 9:33

MICHAEL S. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas 747 N ERNEST AVE LANE LAND TRUST, 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 747 N ERNEST AVE LANE LAND TRUST, 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 \$48,001.00 (Forty-Eight Thousand One Dollars 00/100) being the amount due on the following tracts of and returned delinquent Weiss, Tracey f/k/a Tracey Fundukian 2012 and prior years, namely:

45-07-34-230-001.000-006
COMMON ADDRESS: 747 N ERNEST AVE
LOT 12 IN LKEMAN 1ST ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF,
RECORDED NOVEMBER 20, 1956, IN PLAT BOOK 31, PAGE 82, 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 747 N ERNEST AVE LANE LAND TRUST, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, 747 N ERNEST AVE LANE LAND TRUST, 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.

THEREFORE, 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 747 N ERNEST AVE LANE LAND TRUST, of the second part, witnesseth; That the party of the first part, for and in consideration of the promises, 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:

45-07-34-230-001.000-006
COMMON ADDRESS: 747 N ERNEST AVE
LOT 12 IN LKEMAN 1ST ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF,
RECORDED NOVEMBER 20, 1956, IN PLAT BOOK 31, PAGE 82, 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, 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.

Peggy Katona
Attest: Peggy Katona, Treasurer: Lake County

Witness: *John E. Petalas*
JOHN PETALAS, Auditor of Lake County

STATE OF INDIANA }
COUNTY OF LAKE COUNTY } SS

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.

Mike Brown
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 747 N ERNEST AVE LANE LAND TRUST
222 W. Ontario, Ste 320
Chicago, IL 60654

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 16 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

010250

16-
1129
an