

2015 037039

2015 JUN 16 AM 10:16

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas CVD HOLDINGS LLC, the 26th day of September, 2014 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 19TH day of March, 2014, signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears CVD HOLDINGS LLC, in on the 19TH day of March, 2014 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$1200.00 (One Thousand Two Hundred Dollars 00/100) being the amount due on the following tracts of and returned delinquent Ronald J Ballinger 2012 and prior years, namely:

45-08-28-208-010.000-004
COMMON ADDRESS: 3875 Monroe Street, Gary, Indiana
RESUB. MC GRATHS 1ST ADDITION JACKSON PARK L.25

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 CVD HOLDINGS LLC, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, CVD HOLDINGS 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.

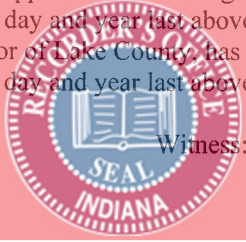
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THEREFORE, this indenture, made this 26th day of September, 2014 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part CVD HOLDINGS LLC, of the second part, witnesseth; That the party of the first part, for and in 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:

45-08-28-208-010.000-004
COMMON ADDRESS: 3875 Monroe Street, Gary, Indiana
RESUB. MC GRATHS 1ST ADDITION JACKSON PARK L.25

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 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.

In witness whereof, I have hereunto set my hand and seal this 16 day of June, 2015

Mike Brown, Clerk of Lake County

Post Office addresses of grantee CVD HOLDINGS LLC
2944 41ST ST.
HIGHLAND, IN 46322



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 16 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Handwritten notes:
16-
CC 001001
DN