## 2015 045918

STATE OF INDIANA ARE COURTY FILED FOR RECORD

2015 JUL 23 AM 10: 07

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

## TAX DEEL

Whereas US BANK CUSTODIAN FOR TLCF 2012A, LLC the 5<sup>TH</sup> 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 24<sup>TH</sup> day of September, 2013 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **US BANK CUSTODIAN FOR TLCF 2012A, LLC**, in on the 24<sup>TH</sup> day of September, 2013 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$15,001.00 (Fifteen Thousand One Dollars and 00/100) being the amount due on the following tracts of and returned delinquent Best, J. Paul 2012 and prior years, namely:

45-08-08-104-004.000-004 COMMON ADDRESS: 959 Taney St, Gary, IN 46404 HUSAKS ADD BLOCK 1 LOTS 25 TO 29

Such real property has been recorde ounty Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has ed. It appearing that US BANK CUSTODIAN FOR TLCF 2012A, LLC, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, US BANK CUSTODIAN FOR TLCF 2012A, 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 yearsy Recorder!

THERFORE, this indenture, made this 5<sup>TH</sup> day of December, 2014 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part US BANK CUSTODIAN FOR TLCF 2012A, 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:

45-08-08-104-004.000-004 COMMON ADDRESS: 959 Taney St, Gary, IN 46404 HUSAKS ADD BLOCK 1 LOTS 25 TO 29

To have and to hold such real property, with the apparenances 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, Tressurer: Lake County

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 CKX 28 JOHN PETALAS, Auditor of said County, and acknowledged that he/she signed and sealed the foregoing deed for the users and purposes therein mentioned.

pereof, I have hereunto set my hand and seal this

ike Brown, Clerk of Lake County

Post Office addresses of grantee

After Recording Return To: Law Office of Robert F. Tweedle 2842 - 45th Street, Suite A Highland, IN 46322

US BANK CUSTODIAN FOR TLCF 2012A, LLC, 50<sup>TH</sup> SOUTH 16<sup>TH</sup> STREET, SUITE 1950

PHILADELPHIA, PA 19102

I affirm, under the penalties for perjury, that have taken reasonable care to redact each social security number in this document, unless required by law: Robert F. Tweedle

DULY ENTERED FOR TAXATION SUBJECT ULT EN IEHEU PUH IAXAIIUN DUKUEU! FINAL ACCEPTANCE FOR TRANSFER JUL 21 2015

JOHN E. PETALAS LAKE COUNTY AUDITOR

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