2015 053040

STATE OF HERERA LAKE COUNTY FILED FOR RECORD

2015 AUG -7 PM 12: 20

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas US BANK CUSTODIAN FOR TLCF 2012A, 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 US BANK CUSTODIAN FOR TLCF 2012A, 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 \$1,957.35 (One Thousand Nine Thousand Fifty-Seven Dollars and 35/100) being the amount due on the following tracts of and returned delinquent X L & Flora Y Holmes 2012 and prior years, namely:

45-07-01-283-003.000-004 COMMON ADDRESS: 407 PORTER ST, GARY, IN 46406 BRUNSWICK ADD.L.30 BL.1,8.10FT. OF L.29 BL.1

Such real property has been recorded in the Office Cite Take Sounty Auditor as delinquent for the It appearing that US BANK CUSTODIAN FOR nonpayment of taxes and proper notice of the sale has be TLCF 2012A, LLC, of the certificate of safe, 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 safe shall be coordeen the safe County Author so the 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 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:

45-07-01-283-003.000-004 COMMON ADDRESS: 407 PORTER ST, GARY, IN 46406 BRUNSWICK ADD.L.30 BL. I S.10FT. OF 1.29 BL.1

To have and to hold such real property, with the appurtenances he tanging 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 coove mentioned.

Attest: Peggy Katona, Treasurer: Lake County JOHN PETALAS, Auditor of Lake County STATE OF INDIANA 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.

Mike Brown, Clerk of Lake County

20496

Post Office addresses of grantee

US BANK CUSTODIAN FOR TLCF 2012A, LLC, 50TH SOUTH 16TH STREET, SUITE 1950 DULY ENTERED FOR TAXATION SUBJECT PHILADELPHIA, PA 19102

FINAL ACCEPTANCE FOR TRANSFER

JOHN E. PETALAS LAKE COUNTY AUDITOR W

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

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. Robert F. Tweedle