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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 067130

2015 SEP 29 PM 2:17

Prescribed by the State Board of Accounts

MICHAEL B. BROWN
RECORDER

TAX DEED

Whereas Luis Guerra the 10TH day of January, 2014 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 25TH day of April, 2013 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears Luis Guerra in on the 25TH day of April, 2013 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$40,000.00 (Forty Thousand Dollars 00/100) being the amount due on the following tracts of and returned delinquent Natl Bk Tr Tr P 3853 Calumet 2011 and prior years, namely:

45-07-09-403-001.000-023
COMMON ADDRESS: 2832 169th Street, Hammond, IN 46323
See attachment

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 Luis Guerra of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, Luis Guerra 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 2011 and prior years.

THEREFORE, this indenture, made this 10TH day of January, 2014, between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part, Luis Guerra 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:

45-07-09-403-001.000-023
COMMON ADDRESS: 2832 169th Street, Hammond, IN 46323
See attachment

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



John E. Petalas
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 21 day of Sept, 2015
Michael Brown
Mike Brown, Clerk of Lake County

Post Office addresses of grantee
Luis Guerra
1720 N. Lafayette St.
Griffith, IN 46319

"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"
PREPARED BY: LG

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 29 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

04557

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AW

Legal Description: That part of the North 130.71 feet of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 36 North, Range 9 West of the 2nd Principal Meridian, in the City of Hammond, Lake County, Indiana, lying South and West of the Southwesterly right of way line of The New York, Chicago and St. Louis Railroad Company, more particularly described as: commencing on the West line of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 9, 30 feet South of the North line of the Southeast 1/4 of said Section 9; thence East along a line parallel to and 30 feet South of the North line of said Section 9, (said line being the South line of 169th Street) a distance of 87.92 feet to the Southwesterly right of way line of The New York, Chicago and St. Louis Railroad Company; thence Southeasterly along the Southwesterly right of way line of The New York, Chicago and St. Louis Railroad Company, a distance of 180.72 feet to a point 130.71 feet South of the North line of the Southeast 1/4 of Section 9; thence West along a line parallel to and 130.71 feet South of the North line of the Southeast 1/4 of said Section 9, a distance of 237.62 feet to the West line of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence North along the West line of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9, a distance of 100.71 feet to the place of beginning, EXCEPT the West 30 feet thereof which is embraced in Alabama Avenue.

