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2015 072561

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 OCT 27 AM 11:11

MICHAEL B. BROWN
RECORDER

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 2015-003185. 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 (Corrected in Bold) **The West Half of Lot Numbered Three (3) in Block Six (6) in Garden Homes No. 3 as per plat thereof recorded in Plat Book 23, page 79 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: August 11, 2015
South Bend (city), IN (state)

State of Indiana)
) ss:
County of St. Joseph)

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 11 day of August, 2015.

My Commission Expires:



Beau Dunfee
Beau Dunfee

Printed Name of Notary Public

Notary Public County and State

Notary Public Address: 222 W. Ontario, Ste. 320, Chicago, IL 60604

Prepared by: Beau Dunfee, Attorney-at-Law, 202 S. Michigan St., #300, South Bend, IN 46601
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 Dunfee (15-29077)

HOLD FOR MERIDIAN TITLE CORP
15-37967

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL

Beau Dunfee

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am



FILED

OCT 22 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

COPIES OF ENCLOSURE NEEDED
Approved Assessor's Office



2015 003185

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 JAN 21 AM 9:34

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas 43 E 36TH AVE 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 43 E 36TH AVE 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 \$10,869.06 (Ten Thousand Eight Hundred Sixty-Nine Dollars 06/100) being the amount due on the following tracts of and returned delinquent Hanna, Paul & Denise Hanna 2012 and prior years, namely:

45-08-24-480-005.000-020
COMMON ADDRESS: 43 E. 36th Ave.
THE WEST 50 FEET OF LOT 3 IN BLOCK 6 IN GARDEN HOMES SUBDIVISION IN THE CITY OF HOBART, AS RECORDED 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 43 E 36TH AVE LAND TRUST of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed 43 E 36TH AVE LAND TRUST 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 43 E 36TH AVE LAND TRUST, of the second part, witnesses; 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:

45-08-24-480-005.000-020
COMMON ADDRESS: 43 E. 36th Ave.
THE WEST 50 FEET OF LOT 3 IN BLOCK 6 IN GARDEN HOMES SUBDIVISION IN THE CITY OF HOBART, AS RECORDED 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.

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 7 day of JAN, 2015
Mike Brown, Clerk of Lake County

Post Office address of grantee 43 E 36TH AVE LAND TRUST
222 W. Ontario, Ste 320
Chicago, IL 60654 010265

ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JAN 16 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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1129
am