

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 086429

2015 DEC 22 PM 3:56

MICHAEL B. BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

Whereas MKJJ, LLC, the 30<sup>th</sup> day of October, 2015 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 3<sup>rd</sup> day of September, 2014 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears MKJJ, LLC, in on the 3<sup>rd</sup> day of September, 2014 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$1,337.78 ( One Thousand Three Hundred Thirty-Seven Dollars 78/100 ) being the amount due on the following tracts of and returned delinquent Margie Thomas 2013 and prior years, namely:

45-06-01-429-018.000-023

COMMON ADDRESS: 6247 Madison Avenue, Hammond, IN 46324

LOT 38 AND THE SOUTH HALF OF LOT 39, BLOCK 10, FRANKLIN ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 4, PAGE 6, IN 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 MKJJ, LLC, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed MKJJ, 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 2013 and prior years.

THEREFORE, this indenture, made this 30<sup>th</sup> day of October, 2015 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part MKJJ, 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:

45-06-01-429-018.000-023

COMMON ADDRESS: 6247 Madison Avenue, Hammond, IN 46324

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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

RECORDER'S OFFICE  
INDIANA  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
DEC 21 2015

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 17 day of Dec 2015

*Mike Brown*  
Mike Brown, Clerk of Lake County

Post Office addresses of grantee

MKJJ, LLC,  
401 S LASALLE ST, STE 606  
CHICAGO, IL 60605

\$116.00  
ME  
#2996

017796

"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: *ra*