

2016 014707

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MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas INDIANA TLP, LLC, US BANK AS CUSTODIAN the 8th day of January, 2016 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 3rd day of September, 2014 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears INDIANA TLP, LLC, US BANK AS CUSTODIAN in on the 3rd day of September, 2014 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$2,895.87 (Two Thousand Eight Hundred Ninety-Five Dollars 87/100) being the amount due on the following tracts of and returned delinquent Duane D Burt 2013 and prior years, namely:

45-08-33-255-010.000-004
COMMON ADDRESS: 4875 Harrison St, Gary IN 46408
JUNEDALE SUBDIV. L.10 BL.1

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 INDIANA TLP, LLC, US BANK AS CUSTODIAN of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed. INDIANA TLP, LLC, US BANK AS CUSTODIAN 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 8th day of January, 2016 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part INDIANA TLP, LLC, US BANK AS CUSTODIAN 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:

45-08-33-255-010.000-004
COMMON ADDRESS: 4875 Harrison St, Gary IN 46408
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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.

Attest: Peggy Katona, Treasurer: Lake County
Witness: JOHN PETALAS, Auditor of Lake County

STATE OF INDIANA
COUNTY OF LAKE COUNTY

DULY ENTERED FOR TAXATION SUBJECT
TO ANNUAL ACCEPTANCE FOR TRANSFER
MAR 10 2016
SS
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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 March 2015
Mike Brown, Clerk of Lake County

011546

Post Office addresses of grantee
INDIANA TLP, LLC, US BANK AS CUSTODIAN
LOCKBOX #005191, PO BOX 645191
CINCINNATI, OH 45264
\$16.00
#31652
JAS

"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: GS