STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2016 015511

2016 MAR 16 PM 12: 12

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

## TAX DEED

Whereas PC4 REO LLC the 8<sup>th</sup> 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 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 PC4 REO 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 \$19,126.00 (Nineteen Thousand One Hundred Twenty-Six Dollars 00/100) being the amount due on the following tracts of and returned delinquent Vega, Juan Carlos & Rosaura Hernandez h&w 2013 and prior years, namely:

45-08-29-254-006.000-001 COMMON ADDRESS: 2101 Ranburn Dr., Gary IN 46408 RANBURN WOODS 1<sup>ST</sup> ADD. ALL L.15 BL.4

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 PC4 REO LLC of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed PC4 REO 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 20/3 and prior years.

THERFORE, 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 PC4 REO 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:

**45-08-29-**254-006.000-001 **COMMO**N ADDRESS: 2101 Ranburn Dr., Gary IN 46408 **RANBUR**N WOODS 1<sup>ST</sup> ADD. ALL L.15 BL.4

To have and to hold such real property, with the appropriates belonging hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year as above mentioned.

In testimony whereof, JOHN PETALAS, And for 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

JOHN PETALAS, Auditor of Lake County

STATE OF INDIANA

S SS
COUNTY OF LAKE COUNTY

STATE OF INDIANA

S 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, Lhave hereunto set my hand and seal this \_\_\_\_\_\_day of // /pich 2016

Mike Brown, Clerk of Lake County

011514

Post Office addresses of grantee

PC4 REO LLC 1000 Haddonfield Berlin Rd. Suite 203 Voorhees NJ 08043

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 0 9 2016

JOHN E PETALAS
LAKE COUNTY AUDITO

"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:

\$16100-

V#31572