STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 015546

2016 MAR 16 PM 12: 14

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 $644.60 ( Six Hundred Forty-Four Dollars 60/100 ) being the amount due on the following tracts of and returned delinquent Thelma J Coutee 2013 and prior years, namely: -

45-08-28-454-026.000-004
COMMON ADDRESS: 608 West 45th Ave, Gary IN 46408
HIGHLAND PARK 3RD ADD L.11 BL.9

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.

Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder! STOP

**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 **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:

45-08-28-454-026.000-004
COMMON ADDRESS: 608 West 45th Ave, Gary IN 46408
HIGHLAND PARK 3RD ADD L.11 BL.9

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 }
} SS
COUNTY OF LAKE COUNTY }

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, 2016

Mike Brown, Clerk of Lake County

Post Office addresses of grantee **INDIANA TLP, LLC, US BANK AS CUSTODIAN**
**Lockbox #005191, PO Box 645191**
**Cincinnati, OH 45264**

001452 $16.00
V#31656

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 10 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

"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: