STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2016 MAR 16 PM 12: 15

MICHAEL B. BROWN RECORDER

2016 015550

Prescribed by the State Board of Accounts

## TAX DEED

Whereas INDIANA TLP, LLC, US BANK AS CUSTODIAN 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 INDIANA TLP, LLC, US BANK AS CUSTODIAN 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 \$3,255.02 (Three Thousand Two Hundred Fifty-Five Dollars 02/100) being the amount due on the following tracts of and returned delinquent Seeba, Michael A & Patricia h&w 2013 and prior years, namely:

45-08-24-306-003.000-020 COMMON ADDRESS: 3427 Liverpool Rd, Lake Station IN 46405 RESUB OF GARDEN HOMES L.3 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 Calc 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 INDIANAIN, 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 Recorder!

THERFORE, this indenture, made this 8<sup>th</sup> 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:

COMMON ADDRESS: 3427 Liverpool Rd, Lake Station IN 46403	
RESUB OF GARDEN HOMES L.3 BL.9	
THER'S THE	
To have and to hold such real property, with the appartenances belonging hereunto set his/have	of 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/he	r 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 }
SS
COUNTY OF LAKE COUNTY }

45-08-24-306-003,000-020

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.

witness whereof, Lhave hereunto set my hand and seal this \_\_\_\_\_day of / from ...

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

\$16,00

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

MAR 1 0 2016

JOHN E. PETALAS LAKE COUNTY AUDITOR 001456

V#31660

"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: