2016 034441

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MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

## TAX DEED

Whereas TWR AS CUSTODIAN FOR EBURY FUND 1 IN LLC the 19<sup>th</sup> day of May, 2016 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 1<sup>st</sup> day of May, 2015 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears TWR AS CUSTODIAN FOR EBURY FUND 1 IN LLC in on the 1<sup>st</sup> day of May, 2015 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$24,000.00 (Twenty-four Thousand Dollars 00/100) being the amount due on the following tracts of and returned delinquent Hernandez, Venancio 2013 and prior years, namely:

45-03-29-182-019.000-024 COMMON ADDRESS: 4412 Magoun Ave, East Chicago IN 46312 RESUBDIV. PT. N.W. S.29 T.37 R.9 ALL L.5 BL.27 S2.L.4BL.27

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 TWR AS CUSTODIAN FOR EBURY FUND 1 IN LLC of the certificate of sale, that the thin for redeeming such real property has expired, that has not been redeemed TWR AS CUSTODIAN FOR EBURY FUND 1 IN 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 property of

THERFORE, this indenture, made this 19th day of May, 2016 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part TWR AS CUSTODIAN FOR EBURY FUND 1 IN 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:

45-03-29-182-019.000-024 COMMON ADDRESS: 4412 Magoun Ave, East Chicago IN 46312 RESUBDIV. PT. N.W. S.29 T.37 R.9 ALL L.5 BL.27 S2.L 4BL.27

To have and to hold such real property, with the approximances 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, Teasurer: Lake County

STATE OF INDIANA

STATE OF INDIANA

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 3 day of June 2016

SS {

Post Office addresses of grantee

Mike Brown Clerk of Lake County

TWR AS CUSTODIAN FOR EBURY FUND 1 IN LLC PO BOX 37695
BALTIMORE, MD 21297-3695

23193 DULY-ENTERED FOR TAXATION SUBJECT

JUN 03 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:

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