

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 044161

2016 JUL 19 AM 9:02

MICHAEL B. BROWN  
RECORDER

Prescribed by the State Board of Accounts

# TAX DEED

Whereas **Brennan Nash** the 26<sup>TH</sup> day of September, 2014 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 19<sup>TH</sup> day of March, 2014 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **Brennan Nash**, in on the 19<sup>TH</sup> day of March, 2014 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$300.00 ( Three Hundred 00/100 ) being the amount due on the following tracts of and returned delinquent Juna Group, LLC 2011 and prior years, namely:

45-08-16-103-005.000-004  
COMMON ADDRESS: 2223-25 Grant St  
WASHINGTON SUB. L.6

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 **Brennan Nash**, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed, **Brennan Nash**, 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 2011 and prior years.

**THEREFORE**, this indenture, made this 26<sup>TH</sup> day of September, 2014 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **Brennan Nash**, 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:

45-08-16-103-005.000-004  
COMMON ADDRESS: 2223-25 Grant St  
WASHINGTON SUB. L.6

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.

*Peggy Katona*  
Attest: Peggy Katona, Treasurer: Lake County  
Witness: *John E. Petalas*  
JOHN PETALAS, Auditor of Lake County

STATE OF INDIANA }  
COUNTY OF LAKE COUNTY } 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, I have hereunto set my hand and seal this 31 day of Oct., 2015  
*Mike Brown*  
Mike Brown, Clerk of Lake County

Post Office addresses of grantee  
**Brennan Nash**  
1505 W. Ash St.  
Griffith, IN 46319

16-  
CS  
AR

"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: KR

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 19 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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