STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2016 058876

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MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

## IAX DEE

Whereas NEBRASKA ALLIANCE REALTY COMPANY, the  $20^{th}$  day of June, 2016 produce to the undersigned, , John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the  $3^{rd}$ day of September, 2014 signed by, John Petalas who, at the date of sale, was Auditor of the County, from which it NEBRASKA ALLIANCE REALTY COMPANY, 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 \$19,901.00 (Nineteen Thousand Nine Hundred One Dollar's 00/100) being the amount due on the following tracts of and returned delinquent J &M Heating & Cooling, Inc. 2013 and prior years, namely:

45-07-21-329-011.000-026 COMMON ADDRESS: 8520 Kennedy Avenue, Highland, Indiana S. 25FT. OF N. 250FT. OF W. 140 FT. OF E. 180FT. OF N2 NE SW S.21 T.36 R.9 .083AC.

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 NEBRASKA ALLIANCE REALTY COMPANY, of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed NEBRASKA ALLIANCE REALTY COMPANY, 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 duty assessed and property charged on the duplicate with the taxes and special assessments for 2014 and prior years. Recorder!

THERFORE, this indenture, made this 20th day of June, 2016 between the State of Indiana by, John Petalas, Auditor of Lake County, of the first part NEBRASKA ALLIANCE REALTY COMPANY, 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:

45-07-21-329-011.000-026 COMMON ADDRESS: 8520 Kennedy Avenue, Highland, Indiana S. 25FT. OF N. 250FT. OF W. 140 FT. OF E. 180FT. OF N2 NE SW S.21 T.36 R.9 .083AC.

To have and to hold such real property, with the apportenances 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.

Duly 16 Attest: Peggy Katona, Creasurer: Lake County 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 24 day of August, 2016

Mike Brown, Clerk of Lake County

· 014854

Post Office addresses of grantee

NEBRASKA ALLIANCE REALTY COMPANY, **5106 CALIFORNIA STREET OMAHA, NE 68132** 

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

AUG 24 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: WH