

2016 079052

2016 NOV 21 AM 11: 20

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas BUCHANAN POINT, LLC the 23rd day of September, 2016 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 24TH day of March, 2016 signed by, John Petalas who, at the date of sale, was Auditor of the County, from which it BUCHANAN POINT, LLC in on the 24TH day of March, 2016 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$500.00 (Five Hundred Dollars 00/100) being the amount due on the following tracts of and returned delinquent Valerie J Johnson 2014 and prior years, namely:

45-07-01-433-008.000-004
COMMON ADDRESS: 537 Porter Street, Gay, IN 46406
LOT THIRTEEN (13), BLOCK ONE (1), NEW BRUNSWICK ADDITION TO GARY, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 14, PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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 BUCHANAN POINT, LLC of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed BUCHANAN POINT, 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 hable for taxation, and the real property has been duly assessed and property charged on the duplicate with the taxes and special assessments for 2014 and prior years.

THERFORE, this indenture, made this 23rd day of September, 2016 between the State of Indiana by, John Petalas, Auditor of Lake County, of the first part BUCHANAN POINT, 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 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:

45-07-01-433-008.000-004
COMMON ADDRESS: 537 Porter Street, Gay, IN 46406
LOT THIRTEEN (13), BLOCK ONE (1), NEW BRICKSWICK ADDITION TO GARY, LAKE COUNTY, INDIANA, AS SHOWN IN PSA): BOOK 14, PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

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 ARACOURTY, 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

STATE OF INDIANA

SS

COUNTY OF LAKE COUNTY

Witness:

JOHN ETALAS, Auditor of Lake County

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, Mave hereunto set my hand and seal this _____day of WWW 2016

Mike Brown, Clerk of Lake County Post Office addresses of grantee

> BUCHANAN POINT, LLC 649 Route 206, Ste 9-355 Hillsborough, NJ 08844

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

NOV 18 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:

16-01322153

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