STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 001554

2017 JAN 10 AM 9: 18

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

## $\mathsf{TAXI}$

Whereas ACCENT INVESTMENTS, 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 appears ACCENT INVESTMENTS, 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 Whitepalms, LLC as Trustee 2013 and prior years, namely:

45-08-28-304-004.000-004

COMMON ADDRESS: 4135 Buchanan Street, Gary, IN 46408 LOT 9, EXCEPT THE NORTH 80 FEET THEREOF, IN BLOCK 1 IN SECOND SUBDIVISION TO OAKINGTON PARK, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, IN THE OFFICE OF THE RECORDED OF LAKE COUNTY, INDIANA.

Such real property has been recorded in the Office of he Lake Sounty Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that ACCENT INVESTMENTS, LLC of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed ACCENT INVESTMENTS, LLC demanded a deed for real property described in the certificate of sale, that the records of the Lake County Auditor Confidence States 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.

THERFORE, this indenture, made this 23<sup>rd</sup> day of September, 2016 between the State of Indiana by John Petalas , Auditor of Lake County, of the first part ACCENT INVESTMENTS, 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:

45-08-28-304-004.060-004 COMMON ADDRESS: 4135 Buchanan Street, Gary, IN 46408 LOT 9, EXCEPT THE NORTH 80 FEET THE RECORD SUBDIVISION TO OAKINGTON PARK, IN THE CITY OF CARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32, IN THE OFFICE OF THE RECORDED OF LAKE COUNTY, INDIANA.

To have and to hold such real property, with the appurtenances belonging hereupto 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 the 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 Treasurer: Lake County Witness: JOHN PETALAS, Auditor of Lake County STATE OF INDIANA

Post Office addresses of grantee

ACCENT INVESTMENTS, LLC 4140 E. Baseline Road #101 Mesa, AZ 85206

"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: KH

# 98731682