2017 001559

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 JAN 10 AM 9: 19

MICHAEL B. BROWN RECORDER

Prescribed by the State Board of Accounts

FAX DEI

Whereas Jack Mitchell 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 Jack Mitchell 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 VF Tax LLC 2013 and prior years, namely:

45-07-01-452-011.000-004

COMMON ADDRESS: 763 Ralston Street, Gary, IN 46406

LOT 24 AND THE SOUTH 15 FEET OF LOT 25 IN BLOCK 7 IN VAN LIEW AND FUNKEY FIRST SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 10 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; TOGETHER AND APRURTENANCES THEREUNTO WITH ALL RIGHTS, PRIVILE BELONGING.

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 Jack Mitchell of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed. Jack Mitchell 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 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 Jack Mitchell 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 follows

45-07-01-452-011.000-004

COMMON ADDRESS: 763 Ralston Street, Gerv. IN 26406

LOT 24 AND THE SOUTH 15 FEET OF OCT 25 IN PLACE TO VAN LIEW AND FUNKEY FIRST SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 10 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; TOGETHER WITH ALL RIGHTS, PRIVILEGES, IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING.

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.

Attest: Peggy Katona, Tréasurer: Lake County

Witness:

day of

PETALAS, Auditor of Lake County

SS

COUNTY OF LAKE COUNTY

STATE OF INDIANA

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.

hereunto set my hand and seal this

010147 DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

Mike Brown, Clerk of Lake County

Post Office addresses of grantee

"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:

Jack Mitchell 1648 Briar Crossing

JAN **0 9** 2017 JOHN E. PETALAS

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