

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 005037

2017 JAN 23 PM 12: 59

MICHAEL B. BROWN
RECORDER

MAIL TAX STATEMENTS TO:

Sharad Mehta as Trustee for 7233 McCook Avenue
Land Trust
7120 Kennedy Avenue
Hammond, IN 46323



SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that John Buncich as Sheriff of Lake County, State of Indiana, conveys to Sharad Mehta as Trustee for 7233 McCook Avenue Land Trust, in consideration of the sum of \$34,500.00, the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from Lake Superior Court, Civil Division 5, in the State of Indiana, pursuant to the laws of said State on October 7, 2016, in Cause No.45D05-1603-MF-00055, wherein PHH Mortgage Corporation was Plaintiff, and David Hoskins, Tiffany Hoskins and Crown Mortgage Co., were Defendants, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lots 21 and 22 in Block Five Green Lawn Addition in Hammond, as per plat thereof, recorded in Plat Book 17, page 28 in the Office of the Recorder of Lake County, Indiana.

More commonly known as 7233 McCook Ave, Hammond, IN 46323-2125

Parcel# 45-07-09-381-009.000-023 and 45-07-09-381-010.000-023

Florence M. Hoskins died on or about April 18, 2007. At the time of death, Florence M. Hoskins, John P. Hoskins, David Hoskins and Tiffany Hoskins held title to the mortgaged property as joint tenants with the right of survivorship. Accordingly, by operation of law, upon the death of Florence M. Hoskins title vested in John P. Hoskins, David Hoskins and Tiffany Hoskins. John P. Hoskins died on or about March 12, 2011. Accordingly, by operation of law, upon the death of John P. Hoskins title vested in David Hoskins and Tiffany Hoskins.

John P. Hoskins died on or about March 12, 2011. At the time of death, John P. Hoskins and David Hoskins and Tiffany Hoskins held title to the mortgaged property as tenants by entireties or joint tenants with the right of survivorship. Accordingly, by operation of law, upon the death of John P. Hoskins title vested in David Hoskins and Tiffany Hoskins.

To have and to hold the premises aforesaid with the privileges and appurtenances to said purchaser, their grantees and assigns, forever, in full and ample manner with all rights, title and interest held or claimed by the aforesaid Defendants.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 23 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

010469

18-
CS
RV

Subject to assessed but unpaid taxes, not yet delinquent. Subject to all liens, encumbrances and easement of record not otherwise extinguished in the proceedings known as Cause # 45D05-1603-MF-00055 in the Lake Superior Court, Civil Division 5 of the County of Lake, Indiana.

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 6th day of January, 2017.

STATE OF INDIANA
COUNTY OF LAKE

SHERIFF OF LAKE COUNTY INDIANA,

) SS:

Document is NOT OFFICIAL!

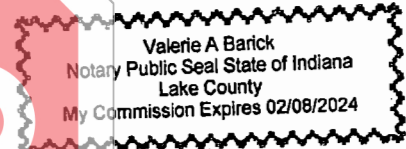
JOHN BUNCICH

On the 6th day of January, 2017, personally appeared John Buncich in the capacity of Sheriff of said County, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

County of Residence Lake

My Commission Expires 2/8/2024



NOTARY PUBLIC

Printed Name

Valerie A. Barick

Valerie A. Barick

Grantee's Address:

Sharad Mehta as Trustee for 7233 McCook Avenue Land Trust
7120 Kennedy Avenue
Hammond, IN 46323



THIS INSTRUMENT PREPARED BY ROSE K. KLEINDL, ATTORNEY AT LAW

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.

Feiwell & Hannoy, P.C.
8415 Allison Pointe Blvd., Suite 400
Indianapolis, IN 46250
091518F0