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2017 005622

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 JAN 25 AM 10:24

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas **JANINE GIORDANO** 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 **JANINE GIORDANO** 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 \$12000.00 (Twelve thousand Dollars 00/100) being the amount due on the following tracts of and returned Alberta Haberlin As Trustee 2013 and prior years, namely:

45-19-23-459-005.000-008
COMMON ADDRESS: 528 Franklin St, Lowell, IN 46356
See attachment

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 **JANINE GIORDANO** of the certificate of sale, that the time for redeeming such real property has expired, that has not been redeemed **JANINE GIORDANO** 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.

THEREFORE, 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 **JANINE GIORDANO** 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:

45-19-23-459-005.000-008
COMMON ADDRESS: 528 Franklin St, Lowell, IN 46356
See attachment

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.

Peggy Katona
Attest: Peggy Katona, Treasurer: Lake County



Witness: *John E. Petalas*
JOHN PETALAS, Auditor of Lake County

STATE OF INDIANA }
COUNTY OF LAKE COUNTY } SS

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 19th day of January 2017
Mike Brown
Mike Brown, Clerk of Lake County

Post Office addresses of grantee
JANINE GIORDANO
126 Library Drive
Lowell, IN 46356

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 24 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

18-
9060912022
9060911962
AM 020566

"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

All that part of the following described tract which lies North of the South line of Lincoln Avenue and the South line of Lincoln Avenue extended West, (being a line 30 feet South of and parallel to the North line of Section 26, Township 33 North, Range 9 West); That part of Lot 26 described as follows:

Commencing at the Northeast corner of said Lot 26 and running West 6 rods; thence South parallel with the West line of said lot to the center of the old channel of Cedar Creek; thence East along the center of old Cedar Creek to the Southeast corner of said Lot 26; thence North to the place of beginning, Union Addition to Lowell, as shown in Miscellaneous Record "A", page 504 in Lake County, Indiana.

