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## 2017 057744

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 AUG 25 AM 10: 58

SHERIFF'S DEED

MAIL TAX STATEMENTS TO: Ventura Capital, LLC C/O Nathan Johns 2158 45<sup>th</sup> Street, #613 Highland, IN 46421 RECORDER

RECORDER

GRANTEE'S ADDRESS OF:

Ventura Capital, LLC

C/O Nathan Johns

2158 45th Street, #613

Highland, IN 46421

THIS INDENTURE WITNESSETH, that John Buncich, as Sheriff of Lake County, State of Indiana, Conveys to Ventura Capital, LLC, in consideration of \$131,657.58, the receipt of which is hereby acknowledged, on sale made by vintua of a decree judgment, issued from the Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State on June 2, 2017 in Cause No. 45D10-1608-MF-155 wherein Ventura Capital, LLC, was Plaintiff, and Jose Garcia, et al, were Defendants in Consideration of paid curv afforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lot Numbered 6 including the North % of vacated alley lying South of and adjacent to said Lot 6 as shown on the recorded plat of Hyde Park 2<sup>nd</sup> Addition to Hammond recorded in Plat book 22 page 4 in the Office of the Recorder of Lake County, Indiana.

45-06-01-453-003.000-023

More Commonly described as 516-18 Kenwood Street, Hammond, IN 46324.

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.

Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

SHERIFF OF LARE COUNTY, INDIANA

BY:

John Buncich

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

AUG 2 4 2017

JOHN E. PETALAS LAKE COUNTY AUDITOR 004718 AMOUNT \$ 05,00

CASH\_\_\_CHARGE
CHECK#\_\_S)4

OVERAGE
COPY\_\_\_NON-CONF\_\_\_BEPUTY

STATE OF INDIANA )
)SS:
COUNTY OF LAKE )

On the  $2^{nd}$  day of June, 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

NOTARY PUBLIC

COMMISSION EXPIRED

## **DOCUPRINCED NAME**

## NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Nikki L Marimen Notary Public Seal State of Indiana Lake County My Commission Expires 04/16/2023

Prepared by:

Michael D. Kyachkoff #31390-45

405 N. Main Street

Crown Point, IN 46307

(219)661-9500

The Sheriff does not warrant the legal description. This document is the direct result of a foreclosure and is exempt from public law 63-1993 §2(3).

Pursuant to IC 36-2-11-15(b)(2), Laffirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document Appleas required by law.