STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 082771

2017 DEC -6 AM 10:46

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas EPM PROPERTIES, LLC the 22nd day of September, 2017 produce to the undersigned, John Petalas , Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 16th day of March , 2017 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears **EPM PROPERTIES, LLC** in on the 16th day of March , 2017 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $2600.00 (Two Thousand Six Hundred Dollars 00/100) being the amount due on the following tracts of and returned delinquent Timothy & Annie Bell Porter 2015 and prior years, namely:

45-07-01-409-015.000-004
COMMON ADDRESS: 5204 West 7th Avenue, Gary, IN 46406
LOT 9 AND THE EAST 10 FEET OF LOT 10, BLOCK 10, NEW BRUNSWICK ADDITION IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 14, PAGE 16, IN LAKE COUNTY, INDIANA.

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STOP

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 **EPM PROPERTIES, LLC** of the certificate of sale, that the time for redeeming such real property has expired, that has not been **EPM PROPERTIES, LLC** 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 2015 and prior years.

THERFORE, this indenture, made this 22nd day of September, 2017 between the State of Indiana by John Petalas , Auditor of Lake County, of the first part **EPM PROPERTIES, 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:

45-07-01-409-015.000-004
COMMON ADDRESS: 5204 West 7th Avenue, Gary, IN 46406
LOT 9 AND THE EAST 10 FEET OF LOT 10, BLOCK 10, NEW BRUNSWICK ADDITION IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 14, PAGE 16, IN LAKE COUNTY, INDIANA.

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, Treasurer: Lake County

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

STATE OF INDIANA }
} SS
COUNTY OF LAKE COUNTY }

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 1st day of December, 2017

Mike Brown, Clerk of Lake County

Post Office addresses of grantee — **EPM PROPERTIES, LLC**
141 Matteson St
Dyer IN 46311

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
DEC 4 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

"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:

25-11842

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