

2017 088002

2017 DEC 27 PM 3: 22

Prescribed by the State Board of Accounts

MICHAEL B. BROWN
RECORDER

TAX DEED

Whereas 524 LLC the 1st day of December, 2017 produce to the undersigned, John Petalas , Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 27TH day of September , 2016 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it 524 LLC in on the 27TH day of September , 2016 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$73,001.00 (Seventy-Three Thousand One Dollars 00/100) being the amount due on the following tracts of and returned delinquent Robert J Hybert 2015 and prior years, namely:

45-11-08-402-038.000-036
COMMON ADDRESS: 1238 Primrose LN, Schererville, IN 46375
AUBURN MEADOW TERRACE HOMES UNIT 1L 1238 PRIMROSE LANE (LOT 60)

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 524 LLC of the certificate of sale, that the time for redeeming such real property has expired, that has not been 524 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.

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THEREFORE, this indenture, made this 1st day of December, 2017 between the State of Indiana by John Petalas , Auditor of Lake County, of the first part, 524 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:

45-11-08-402-038.000-036
COMMON ADDRESS: 1238 Primrose LN, Schererville, IN 46375
AUBURN MEADOW TERRACE HOMES UNIT 1L 1238 PRIMROSE LANE (LOT 60)

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
STATE OF INDIANA

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 27 day of Dec, 2017

Mike Brown, Clerk of Lake County

Office addresses of grantee 524 LLC
1201 N Main St
Crown Point IN 46307

020989

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 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: KS

\$25100

✓#9114719680

JAB