STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2018 004506

2018 JAN 19 AM 8:34

MICHAEL B. BROWN
RECORDER

Prescribed by the State Board of Accounts

TAX DEED

Whereas BLACKHALL PARTNERS XII 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 16TH day of March , 2017 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it **BLACKHALL PARTNERS XII 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 $1400.00 (One Thousand Four Hundred Dollars 00/100) being the amount due on the following tracts of and returned Ovation REO 4 LLC 2015 and prior years, namely:

45-07-25-384-003.000-001
COMMON ADDRESS: 4415 TOMPKINS ST., GARY, IN, 46408
LOT NUMBERED 3, BLOCK 8 IN J.R. BRANT'S 45TH AVENUE GARDENS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 19 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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 **BLACKHALL PARTNERS XII LLC** of the certificate of sale, that the time for redeeming such real property has expired, that has not been **BLACKHALL PARTNERS XII 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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THERFORE, 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 **BLACKHALL PARTNERS XII 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:

45-07-25-384-003.000-001
COMMON ADDRESS: 4415 TOMPKINS ST., GARY, IN, 46408
LOT NUMBERED 3, BLOCK 8 IN J.R. BRANT'S 45TH AVENUE GARDENS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 19 IN THE OFFICE OF THE RECORDER OF 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.

Peggy Hillinger Katona
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 16 day of January 2018

Michael B. Brown TB
Mike Brown, Clerk of Lake County

Office addresses of grantee **BLACKHALL PARTNERS XII LLC**
1655 MAPLE RD
HOMEWOOD, IL 60430

000238

25.—
cl: 913031 3052

"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

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 17 2018

JOHN E. PETALAS
LAKE COUNTY AUDITOR