

2019 022077

2019 APR 17 AM 8:39

Prescribed by the State Board of Accounts

MICHAEL B. BROWN  
RECORDER

# TAX DEED

Whereas WINDGATE PROPERTIES LLC the 28<sup>TH</sup> day of February, 2019 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 19<sup>TH</sup> day of September, 2017 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears WINDGATE PROPERTIES LLC in on the 19<sup>TH</sup> day of September, 2017 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$2,757.45 ( Two Thousand Seven Hundred Fifty-Seven Dollar's 45/100) being the amount due on the following tracts of and returned Hardy, Charles E III & Jacqueline Kimble 2016 and prior years, namely:

45-02-36-426-008.000-023  
COMMON ADDRESS: 710 WILLOW CT HAMMOND 46320  
L E HOHMAN'S ADD E2 L12 BL1  
FULL LEGAL DESCRIPTION: THE EAST HALF OF LOT 12, BLOCK 1, IN L.E. HOHMAN'S ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGE 56, 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 WINDGATE PROPERTIES LLC of the certificate of sale, that the time for redeeming such real property has expired, that has not been WINDGATE PROPERTIES LLC demanded that the 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 2016 and prior years.

THEREFORE, this indenture, made this 28<sup>TH</sup> day of February, 2019 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part WINDGATE 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:

45-02-36-426-008.000-023  
COMMON ADDRESS: 710 WILLOW CT HAMMOND 46320  
L E HOHMAN'S ADD E2 L12 BL1  
FULL LEGAL DESCRIPTION: THE EAST HALF OF LOT 12, BLOCK 1, IN L.E. HOHMAN'S ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGE 56, 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 Katona*

Attest: Peggy Katona, Treasurer: Lake County  
STATE OF INDIANA

Witness: *John E. Petalas*

JOHN PETALAS, Auditor of Lake County

COUNTY OF LAKE COUNTY

Before me, the undersigned, Lorenzo Arredondo, 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 10 day of April, 2019

*Lorenzo Arredondo*

Lorenzo Arredondo, Clerk of Lake County  
Post Office addresses of grantee

WINDGATE PROPERTIES LLC  
PO BOX 354 CONNERSVILLE, IN 47331

25-  
564820  
RM



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

"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: *AM*

APR 12 2019

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JOHN E. PETALAS  
LAKE COUNTY AUDITOR