NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-007704
8:39 AM 2021 Jan 27

Prescribed by the State Board of Accounts

TAX DEED

Whereas FH GROUP INC. the 19TH day of November, 2020 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 21st day of May 2020 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears **FH GROUP INC.** the in on the 21st day of May 2020 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $6100.00 (Six Thousand One Hundred Dollars 00/100) being the amount due on the following tracts of Continuum of Care 2018 and prior years, namely:

45-08-28-430-024.000-004
COMMON ADDRESS: 4264 JEFFERSON STREET, GARY, IN 46408
REISSIGS ADD. GLEN PARK ALL L.40 & L.41 BL.8, ALSO LEGALLY DESCRIBED AS, LOT NUMBERED 40 AND 41, BLOCK 8 AS SHOWN ON THE RECORDED PLAT OF REISSIG'S ADDITION TO GLEN PARK, CITY OF GARY RECORDED IN PLAT BOOK3, PAGE 99 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AC 0.143

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 **FH GROUP INC.** the of the certificate of sale, that the time for redeeming such real property has expired, that has not been **FH GROUP INC.** the 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 2017 and prior years.

THEREFORE, this indenture, made this 19TH day of November, 2020 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part **FH GROUP INC.** the 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:

45-08-28-430-024.000-004
COMMON ADDRESS: 4264 JEFFERSON STREET, GARY, IN 46408
REISSIGS ADD. GLEN PARK ALL L.40 & L.41 BL.8, ALSO LEGALLY DESCRIBED AS, LOT NUMBERED 40 AND 41, BLOCK 8 AS SHOWN ON THE RECORDED PLAT OF REISSIG'S ADDITION TO GLEN PARK, CITY OF GARY RECORDED IN PLAT BOOK3, PAGE 99 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AC 0.143

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, Tregsurer: Lake County

Witness: **JOHN PETALAS**, Auditor of Lake County

STATE OF INDIANA }
} SS
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 21 day of Dec, 2020

Lorenzo Arredondo, Clerk of Lake County

LAKE CIRCUIT COURT
OFFICIAL CERTIFIED COPY
TRUE AND COMPLETE
CLERK OR DEPUTY
LORENZO ARREDONDO, CLERK OF COURTS

Post Office addresses of grantee

FH GROUP INC.
6321 DEMPSTER ST UNIT 263
MORTON GROVE, IL 60053

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 15 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
914 742 713

Unofficial Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXECUTED AND DELIVERED in my presence:

WITNESS SIGNATURE

Haley Mergl
PRINTED NAME

PROOF NOTARY CERTIFICATE:

STATE OF INDIANA)

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **the above-named witness**, being known to me to be the person whose name is subscribed as a WITNESS to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **the Grantors** in the above-named subscribing WITNESS' presence, and that the above-named subscribing WITNESS is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 22 day of December, 2020.

Maryann Kavourinos
NOTARY SIGNATURE

County of Residence: Lake

Commission Expires:

MARYANN KAVOURINOS
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
COMMISSION NO. 646220
MY COMMISSION EXPIRES JULY 29, 2021

Property of Lake County Recorder