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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-018623

8:30 AM 2021 Mar 3

Prescribed by the State Board of Accounts

**TAX DEED**

Whereas **BIRCH ISLAND INVESTING LLC** the 19<sup>TH</sup> 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 21<sup>ST</sup> day of May, 2020 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears **BIRCH ISLAND INVESTING LLC** the in on the 21<sup>ST</sup> day of May, 2020 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$500.00 ( Five Hundred Dollars 00/100) being the amount due on the following tracts of Austin, Pamela Ann 2018 and prior years, namely:

45-08-15-102-015.000-004  
COMMON ADDRESS: 2247-51 NICHOLS PL, GARY, IN 46407  
OAK PARK ADD. E. 17 ½ FT. OF L.78 BL.2 ALL L.79 BL.2

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 **BIRCH ISLAND INVESTING LLC** the of the certificate of sale, that the time for redeeming such real property has expired, that has not been **BIRCH ISLAND INVESTING LLC** 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 2018 and prior years.

**THEREFORE**, this indenture, made this 19<sup>TH</sup> day of November, 2020 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part **BIRCH ISLAND INVESTING LLC** 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:

45-08-15-102-015.000-004  
COMMON ADDRESS: 2247-51 NICHOLS PL, GARY, IN 46407  
OAK PARK ADD. E. 17 ½ FT. OF L.78 BL.2 ALL L.79 BL.2

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

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

STATE OF INDIANA )  
COUNTY OF LAKE COUNTY ) SS

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 5 day of Feb, 2021

*Lorenzo Arredondo*  
Lorenzo Arredondo, Clerk of Lake County

Post Office addresses of grantee      **BIRCH ISLAND INVESTING LLC**  
23372 WOODLAND RIDGE DRIVE  
LAKEVILLE, MN 55044



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 19 2021

**JOHN E. PETALAS**  
LAKE COUNTY AUDITOR

25  
905 34187

AR

# NOT AN OFFICIAL DOCUMENT

EXECUTED AND DELIVERED in my presence:

Jessica Dec  
WITNESS SIGNATURE

Jessica Dec  
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 12th day of Feb, 2020 2021

Maryann Kavourinos  
NOTARY SIGNATURE

County of Residence: Lake

Commission Expires:

