NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-037437
8:35 AM 2021 May 19

Prescribed by the State Board of Accounts

TAX DEED

Whereas BIRCH ISLAND INVESTING LLC 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 **BIRCH ISLAND INVESTING LLC** 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 $500.00 (Five Hundred Dollars 00/100) being the amount due on the following tracts of Woods, Virgil 2018 and prior years, namely:

45-08-10-356-001.000-004
COMMON ADDRESS: 2073 BROADWAY, GARY, IN 46407
RANDALL'S ADD. L.1 ALL L.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 19TH 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:

45-08-10-356-001.000-004
COMMON ADDRESS: 2073 BROADWAY, GARY, IN 46407
RANDALL'S ADD. L.1 ALL L.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.

Witness: _____
JOHN PETALAS, Auditor of Lake County

Attest: Peggy Katona, Treasurer: 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 3 day of May, 2021

Lorenzo Arredondo
Lorenzo Arredondo, Clerk of Lake County

OFFICIAL CERTIFIED COPY
TRUE AND COMPLETE
LORENZO ARREDONDO, CLERK OF COURTS
CLERK OR DEPUTY
5.3.21

Post Office addresses of grantee

BIRCH ISLAND INVESTING LLC
23372 WOODLAND RIDGE DRIVE
LAKEVILLE MN 55044

25
#905 36513
13

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 11 2021
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:

Property of Lake County Recorder