

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2022-004941
8:56 AM 2022 Feb 9

Prescribed by the State Board of Accounts

TAX DEED

Whereas DEEDGRABBER TAX LIEN FUND LLC the 9TH day of December, 2021 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 15th day of September, 2020 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears DEEDGRABBER TAX LIEN FUND LLC on the 15th day of September, 2020 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$1,551.72 (One Thousand Five Hundred Fifty-One Dollars 72/100) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2019 and prior years following tracts of Blackhall Partners XII LLC namely:

45-08-28-480-006.000-004
COMMON ADDRESS: 4437 MADISON ST, GARY, IN 46408
KELLEY-SEMME BLVD. HEIGHTS ADD ALL OF LOTS 9&10 BL.5

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 DEEDGRABBER TAX LIEN FUND LLC is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has not been DEEDGRABBER TAX LIEN FUND 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 2019 and prior years.

THEREFORE, this indenture, made this 9TH day of December, 2021 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part DEEDGRABBER TAX LIEN FUND 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:

45-08-28-480-006.000-004
COMMON ADDRESS: 4437 MADISON ST, GARY, IN 46408
KELLEY-SEMME BLVD. HEIGHTS ADD ALL OF LOTS 9&10 BL.5

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 E. Petalas*
JOHN PETALAS, Auditor of Lake County

Attest: Peggy Katona, Treasurer: 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 4 day of February, 2022

Lorenzo Arredondo
Lorenzo Arredondo, Clerk of Lake County

Post Office addresses of grantee DEEDGRABBER TAX LIEN FUND LLC
9812 TWIN CREEK BLVD
MUNSTER, IN 46321-4123

DUTY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 04 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR



25
9061122776
ck.

LIABILITIES FOR PERJURY THAT
EMERGENCY SECURITY NUMBER IN THIS DOCUMENT,
PREPARED BY: *D*