NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-005730

9:37 AM 2022 Feb 11

Prescribed by the State Board of Accounts

TAX DEED

Whereas VANESSA BRAXTON the 7TH day of October, 2021 produce to the undersigned, John Petalas, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 8th day of April, 2021 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears **VANESSA BRAXTON** on the 8th day of April, 2021 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $600.00 (Six Hundred Dollars 00/100) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2019 and prior years following tracts of Johnson, Ira namely:

45-08-28-254-001.000-004
COMMON ADDRESS: 3901 MONROE STREET
CARL BOLIUS 1ST ADDITION N2. L.45 ALL L.46

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 **VANESSA BRAXTON** is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has not been **VANESSA BRAXTON** 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 7TH day of October, 2021 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part **VANESSA BRAXTON** 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:

45-08-28-254-001.000-004
COMMON ADDRESS: 3901 MONROE STREET
CARL BOLIUS 1ST ADDITION N2. L.45 ALL L.46

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 Shledge Katona
Attest: Peggy Katona, Treasurer: Lake County

Witness: John E. Petalas
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 9 day of February 2022

Lorenzo Arredondo
Lorenzo Arredondo, Clerk of Lake County

Post Office addresses of grantee **VANESSA BRAXTON**
38 Seward Drive
Dix Hills, NY 11746

25.-

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 10 2022
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Nt. 6792201415

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

"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