

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-009055

8:34 AM 2022 Mar 11

Prescribed by the State Board of Accounts

TAX DEED

Whereas **FH GROUP INC** the 28TH day of January, 2022 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 **FH GROUP INC** 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 \$14,000.00 (Fourteen Thousand 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 Yvonne Kirkwood & Vicen Kirkwood namely:

45-08-05-278-012.000-004
COMMON ADDRESS: 365 GARFIELD STREET, GARY, IN 46404
GARY LAND CO'S. 4TH SUBDIVISION ALL L.2 BL.33, ALSO LEGALLY DESCRIBED AS, LOT 2 IN BLOCK 33 IN GARY LAND COMPANY'S FOURTH SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED DECEMBER 10, 1919 IN PLAT BOOK 14, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AC 0.129

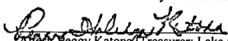
Such real property has been recorded in the Office of the Lake County Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that **FH GROUP INC** is the owners of the certificate of sale, that the time for redeeming such real property has expired, 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 2019 and prior years.

THEREFORE, this indenture, made this 28TH day of January, 2022 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:

45-08-05-278-012.000-004
COMMON ADDRESS: 365 GARFIELD STREET, GARY, IN 46404
GARY LAND CO'S. 4TH SUBDIVISION ALL L.2 BL.33, ALSO LEGALLY DESCRIBED AS, LOT 2 IN BLOCK 33 IN GARY LAND COMPANY'S FOURTH SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED DECEMBER 10, 1919 IN PLAT BOOK 14, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AC 0.129

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.

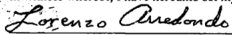

Peggy Katon, Treasurer: Lake County

Witness: 
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 8th day of March, 2022


Lorenzo Arredondo, Clerk of Lake County

Post Office addresses of grantee **FH GROUP INC**
6321 DEMPSTER ST UNIT 263
MORTON GROVE, IL 60053

3560
C1491478416839
KL

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
MAR 09 2022
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: 