NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-020505

9:06 AM 2022 Jun 28

Prescribed by the State Board of Accounts

TAX DEED

Whereas SYNERGETIC HEROES, LLC 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 **SYNERGETIC HEROES, LLC** 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 $500.00 (Five 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 Farmer, Eugene J namely:

45-08-27-283-021.000-004
COMMON ADDRESS: 4048-50 MISS ST
TUXEDO PARK SUB. L.13 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 **SYNERGETIC HEROES, LLC** is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has not been **SYNERGETIC HEROES, 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 7TH day of October, 2021 between the State of Indiana by John Petalas, Auditor of Lake County, of the first part **SYNERGETIC HEROES, 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:

45-08-27-283-021.000-004
COMMON ADDRESS: 4048-50 MISS ST
TUXEDO PARK SUB. L.13 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 }
} 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 16th day of June, 2022

Lorenzo Arredondo
Lorenzo Arredondo, Clerk of Lake County

25.-
Ctr 1602447373

Post Office addresses of grantee **SYNERGETIC HEROES, LLC**
345 RUTLEDGE ST
GARY, IN 46404

"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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 22 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property of Lake County Recorder