

NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-001363

8:48 AM 2023 Jan 12

TAX DEED

Whereas GRANT CHRISTIAN GARCIA the 27th day of June, 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 GRANT CHRISTIAN GARCIA 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 Freeman, LaShawn namely:

45-08-16-279-015.000-004
COMMON ADDRESS: 2324-26 BROADWAY S, GARY, IN
LOT 7, BLOCK 37, IN CHICAGO TOLLESTON LAND AND INVESTMENT COMPANY'S OAK
PARK ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 2, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE
COUNTY, INDIANA, EXCEPT THEREFROM THAT PART TAKEN FOR THE WIDENING OF THE
ALLEY.

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 GRANT CHRISTIAN GARCIA is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has not been GRANT CHRISTIAN GARCIA 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 27th day of June, 2022 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part GRANT CHRISTIAN GARCIA 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:

45-08-16-279-015.000-004
COMMON ADDRESS: 2324 BROADWAY S, GARY, IN
LOT 7, BLOCK 37, IN CHICAGO TOLLESTON LAND AND INVESTMENT COMPANY'S OAK
PARK ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 2, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE
COUNTY, INDIANA, EXCEPT THEREFROM THAT PART TAKEN FOR THE WIDENING OF THE
ALLEY.

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, Peggy Katona, 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.

John Petalas
Attest: John Petalas, Treasurer: Lake County

Witness: *Peggy Katona*
Peggy Katona, Auditor of Lake County

STATE OF INDIANA }
COUNTY OF LAKE COUNTY } SS

Before me, the undersigned, Michael A. Brown, 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 5th day of January, 2023

Michael A. Brown
Michael A. Brown, Clerk of Lake County

Post Office addresses of grantee

GRANT CHRISTIAN GARCIA
2445 LINCOLN STREET
HIGHLAND, IN 46322

"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: *[Signature]*

25.00
CK# 1687195
MK

FILED FOR TAXATION STATE
FINAL ACCEPTANCE FOR TRANSFER

JAN 11 2023

PEGGY HULINGA KATONA
LAKE COUNTY AUDITOR