

# NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-005510

8:33 AM 2023 Feb 15

## TAX DEED

Whereas SIMON RISTEVSKI the 26<sup>TH</sup> day of January, 2023 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 21<sup>st</sup> day of September, 2021 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears SIMON RISTEVSKI on the 21<sup>st</sup> day of September, 2021 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$757.10 (Seven Hundred Fifty Seven Dollars 10/100) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2020 and prior years following tracts of Georgieff, Christ namely:

45-08-13-432-004.000-021  
COMMON ADDRESS: 2609 BENTON ST., LAKE STATION, IN 46405  
3<sup>RD</sup> SUBDIV. E. GARY L.43 BL.6

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 SIMON RISTEVSKI is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has not been SIMON RISTEVSKI 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 2020 and prior years.

THEREFORE, this indenture, made this 26<sup>TH</sup> day of January, 2023 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part SIMON RISTEVSKI 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:

45-08-13-432-004.000-021  
COMMON ADDRESS: 2609 BENTON ST., LAKE STATION, IN 46405  
3<sup>RD</sup> SUBDIV. E. GARY L.43 BL.6

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 Peggy Katona, Auditor of said County, and acknowledged that he/she signed and sealed the foregoing deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this FEB 19 2023 2023

*Michael A. Brown*  
Michael A. Brown, Clerk of Lake County  
Post Office addresses of grantee  
MERRILLVILLE, IN 46410-3919

*25, -*  
*CK. R. 2023 005510*  
*[Signature]*

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 13 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN AND DONE THESE ACTIONS AND PERJURY THAT EACH HAVE TAKEN REASONABLE CARE IN THIS DOCUMENT, UNLESS SO INDICATED BY THE SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
PREPARED BY: *[Signature]*