NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2023-010606

8:45 AM 2023 Apr 14

TAX DEED

Whereas MARION ASSETS 2020 LLC the 26TH 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 21TH day of September, 2021 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears MARION ASSETS 2020 LLC on the 21TH day of September, 2021 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$80,322.00 (Eighty Thousand Three Hundred Twenty Two Dollars 00/100) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2020 and prior years following tracts of Mchargue, Arnold namely:

45-09-31-128-010.000-018

COMMON ADDRESS: 175 S VIRGINIA ST, HOBART, INDIANA

HOBART LAKE SHORE SUB. S. 10 FT. OF LOT 11, BLOCK 3 N. 30 FT. OF LOT 12, BLOCK 3

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

THEREFORE, this indenture, made this 26¹¹¹ day of January, 2023 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part MARION ASSETS 2020 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:

45-09-31-128-010.000-018

COMMON ADDRESS: 175 S VIRGINIA ST, HOBART, INDIANA

HOBART LAKE SHORE SUB. S. 10 FT. OF LOT 11, BLOCK 3 N. 30 FT. OF LOT 12, BLOCK 3

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, Pegry Katona, Auditor of Lake County, has hereunto set his/her hand, and affixed the seal of the Boals of county countries, the day and year last above mentioned.

Attest: John Petalas, Treasurer: Lake County

Witness: Peggy Katona, Auditor of Lake County

STATE OF INDIANA

} } SS

COUNTY OF LAKE COUNTY

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 users and purposes therein mentioned.

In which swift of Dave hereunto set my hand and seal this MARda 209 2023, 2023

Michael A. Brown, Clerk of Lake County

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Post Office addresses of grantee

MARION ASSETS 2020 LLC 7400 SKOKIE BLVD SKOKIE, IL 60077

PRETAGL.

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DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

APR 13 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR "I AFFIRM LIMITER THE PENALTIES FOR PERJURY THAT

HAVE TO THE ACT OF CARE TO REDACT