## 'NOT AN OFFICIAL I OCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2023-010607

8:45 AM

2023 Apr 14

## TAX DEEI

Whereas RIPPLE CREEK OF INDIANA LLC 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 21st day of September, 2021 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears RIPPLE CREEK OF INDIANA LLC on the 21st day of September, 2021 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$47,103.51 (Forty Seven Thousand One Hundred Three Dollars 51/100) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2020 and prior years following tracts of Kwiatkowski, Ronald C namely:

45-02-36-427-019.000-023

COMMON ADDRESS: 629 SIBLEY STREET, HAMMOND IN 46320 LOT 22 AND LOT 23 IN BLOCK 2 IN LOUIS E. HOHMAN'S ADDITION TO THE TOWN (NOW CITY) OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 56, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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 RIPPLE CREEK OF INDIANA LLC is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has not been RIPPLE CREEK OF INDIANA 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 26TH day of January, 2023 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part RIPPLE CREEK OF INDIANA 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:

45-02-36-427-019 000-023

COMMON ADDRESS: 629 SIBLEY STREET, HAMMOND IN 46320 LOT 22 AND LOT 23 IN BLOCK 2 IN LOUIS E, HOHMAN'S ADDITION TO THE TOWN (NOW CITY) OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 56, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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.

Lonn E. Attest: John Petalas, Treasurer: Lake County

Witness: Peggy Katona, Auditor

STATE OF INDIANA

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.

Michael A. Brown, Clerk of Lake County

Post Office addresses of grantee

RIPPLE CREEK OF INDIANA LLC PO BOX 144

LAFOX, IL 60147-0144

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

APR 13 2023

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN BEASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW." PREPARED BY

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR