NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-010619

8:45 AM 2023 Apr 14

TAX DEED

Whereas OAK GROVE PROPERTY MANAGEMENT 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 21st day of September, 2021 signed by John Petalas who, at the date of sale, was Auditor of the County, from which it appears **OAK GROVE PROPERTY MANAGEMENT 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 $334.95 (Three Hundred Thirty Four Dollars 95/100) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2020 and prior years following tracts of Spohn, Gerald E namely:

45-11-11-127-008.000-032
COMMON ADDRESS: 1015 LAFAYETTE AVE., GRIFFITH, IN 46319
OAK GROVE ADD. GRIFFITH L.32 B.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 **OAK GROVE PROPERTY MANAGEMENT LLC** is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has not been **OAK GROVE PROPERTY MANAGEMENT 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 **OAK GROVE PROPERTY MANAGEMENT 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:

45-11-11-127-008.000-032
COMMON ADDRESS: 1015 LAFAYETTE AVE., GRIFFITH, IN 46319
OAK GROVE ADD. GRIFFITH L.32 B.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, 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.

Attest: John Petalas, Treasurer: Lake County

Witness: Peggy N Katona
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 witness whereof, I have hereunto set my hand and seal this MAR 29 2023 day of _____, 2023

Michael A. Brown, Clerk of Lake County

Post Office addresses of grantee

OAK GROVE PROPERTY MANAGEMENT LLC
PO BOX 175
DYER, IN 46311

"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:

25-5843

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

APR 13 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Property of Lake County Recorder