NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2023-010620

8:45 AM

2023 Apr 14

TAX DEED

Whereas OAK GROVE PROPERTY MANAGEMENT LLC the 26^{T1} 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:

45-11-11-27-009.000-032 COMMON ADDRESS: 1017 LAFAYETTE AVE., GRIFFITH, IN 46319 OAK GROVE ADD. GRIFFITH L.33 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 hable 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:

45-11-11-127-009.000-032 COMMON ADDRESS: 1017 LAFAYETTE AVE., GRIFFITH, IN 46319 OAK GROVE ADD. GRIFFITH L.33 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 Katona, Audit Mar 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 users and purposes therein mentioned.

In withers Avalency have hereunto set my hand and seal than 209 of 13

Michael A. Brown, Clerk of Lake County

Post Office addresses of grantee

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

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

APR 13 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 25 J

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SEQURITY NUMBER IN THIS DOCUMENT, UNLESS REQUITED BY LAW."