

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE CIRCUIT COURT
CROWN POINT, INDIANA

Filed in Open Court
November 2, 2023

IN THE MATTER OF THE 2022)
LAKE COUNTY, INDIANA)
REAL ESTATE TAX SALE)

CAUSE NO.

LAKE CIRCUIT COURT
CV

ADAM PROPERTIES INC
Petitioner

Parcel Number 45-03-31-178-020.000-023

vs.

GINA PIMENTEL
RECORDER

2023-032095

Andrew L Diaz
Respondent

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

11:20 AM 2023 Nov 29

ORDER TO ISSUE TAX DEED

This matter is before the Court on a Verified Petition for an Order Directing the Lake County Auditor to Issue a Tax Deed, filed by ADAM PROPERTIES INC. The Court, having reviewed the said Petition and being duly advised in the premises now finds as follows:

1. Petitioner is the assignee of a Tax Sale Certificate issued by the Lake County Board of Commissioners for the following described real estate located in Lake County, Indiana (the real estate):

STAFFORD & TRANKLE'S GROVE ADD. E2. L.60 ALL L.61

Street Address: 954 WILCOX ST., HAMMOND, IN 46320

Parcel Number: 45-03-31-178-020.000-023

- 2. The time for redemption expired on September 8, 2023.
- 3. The real estate has not been redeemed.
- 4. Petitioner has paid all taxes, special assessments, penalties, and costs that the

Petitioner is required to pay.

DULY ENTERED FOR TAX SALES SUBJECT TO THE NOTICES required by IND. CODE 6-1.1-25-4.5 and 6-1.1-25-4.6 have been given.
FINAL ACCEPTANCE FOR TRANSFER

NOV 29 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25 ✓
037002875
D

NOT AN OFFICIAL DOCUMENT

6. The notices required by IND. CODE 6-1.1-25-4.5 and 6-1.1-25-4.6 have been given to the same parties and in the same manner as provided in IND. CODE 6-1.1-25-4.5.

7. The Petitioner has complied with all the provisions of the law, and is entitled to an order directing the Lake County Auditor to issue a tax deed for the real estate to the Petitioner.

8. Pursuant to IND. CODE 6-1.1-25-4(j) the Auditor of Lake County shall, in the same manner that taxes are removed by certificate of error, remove from the tax duplicate the taxes, special assessments, interest, penalties, and costs remaining due as the difference between the amount of the last minimum bid under IND. CODE 6-1.1-24-5(e) and the amount paid for the certificate of sale.

9. No objections to the issuance of a tax deed have been filed.

IT IS, THEREFORE, CONSIDERED, ORDERED, ADJUDGED, AND DECREED BY THE COURT

1. That the Auditor of Lake County is ordered to issue a tax deed for the real estate to ADAM PROPERTIES INC.

2. That the Auditor of Lake County is ordered to comply with IND. CODE 6-1.1-25-4(j).

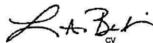
3. That the Petitioner shall hold the real estate in fee simple, absolute, free and clear of all liens and encumbrances created or suffered before or after the tax sale, except those liens granted priority under federal law and the lien of the State for taxes, and special assessments that accrue subsequent to the sale because of acts, omissions, or transactions occurring subsequent to the tax sale.

4. That Petitioner shall file this Order to Issue Tax Deed with the Lake County Auditor Tax Sale Department on or before one hundred fifty (150) days after the date of this order

NOT AN OFFICIAL DOCUMENT

together with the necessary Sales Disclosure Form, payment of tax deed recording fees and payment of subsequent real property taxes. Petitioner's failure to do any one of the foregoing shall make this Order to Issue Tax Deed null and void. The Court will neither entertain nor approve motions to extend said filing deadline.

FOUND AND RECOMMENDED ON November 2, 2023.



MAGISTRATE, LAKE CIRCUIT COURT
CROWN POINT, INDIANA

SO ORDERED ON November 2, 2023.



JUDGE, LAKE CIRCUIT COURT
CROWN POINT, INDIANA

Property of Lake County Recorder