NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL RECORDER STATE OF INDIANA AKE COUNTY RECORDED AS PRESENTED 2023-033176

8:52 AM

2023 Dec 6

TAX DEEL

Whereas SUSAN MACNICOL the 2nd day of November, 2023 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 11th day of May, 2023 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears SUSAN MACNICOL on the 11th day of May, 2023 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of \$7200.00 (Seven Thousand Two Hundred Dollars 00/100) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2021 and prior years following IBAT Holdings IN LLC namely:

45-08-03-479-004.000-004 COMMON ADDRESS: 723 M L KING DRIVE, GARY, INDIANA RESUB. GARY LAND CO'S. 13TH SUB. ALL L.5 BL.8 N. 20 FT. L.6 BL.8

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 SUSAN MACNICOL is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has SUSAN MACNICOL 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 2021 and prior years.

THEREFORE, this indenture, made this 2nd day of November, 2023 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part SUSAN MACNICOL 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:

45-08-03-479-004.000-004 COMMON ADDRESS: 723 M L KING DRIVE, GARY, INDIANA RESUB. GARY LAND CO'S. 13TH SUB. ALL L.5 BL.8 N. 20 FT. L.6 BL.8

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 In testimony whereof, Peggy Katona, Auditor of Date County Commissioners, the day and year last above mentioned

Hotals Attest: John Petalas, Treasurer: Lake County

Witness: Peggy Katona, Audit or of Lake Count

STATE OF INDIANA

COUNTY OF LAKE COUNTY

ohm E.

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.

I have hereunto set my hand and seal this

Michael A. Brown, Clerk of Lake County

Post Office addresses of grantee

SUSAN MACNICOL 266 SPRINGHILL DRIVE VALPARAISO, IN 46385

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

DEC - 4 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT THAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL STOLIGHTY NUMBER IN THIS DOCUMENT, UNLESS REQUILED BY LAW. PREPARED BY:

28, 28, 17 de a242 38, 17