

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 16 2024

GINA PIMENTEL
RECORDER

2024-001228

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

8:50 AM 2024 Jan 17

THIS DOCUMENT IS EXEMPT FROM THE SALES DISCLOSURE FEE
REQUIREMENT OF I.C. 6-1.1-5.5-4(a)

SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that Oscar Martinez, as Sheriff of Lake County, State of Indiana, conveys to MidFirst Bank, in consideration of the sum of One Hundred Thousand Three Hundred Seventy-One Dollars and Seventy-Eight Cents (\$100,371.78), the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from the Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State on the July 21, 2023, in Cause No. 45D10-2301-MF-000001, wherein MidFirst Bank was Plaintiff, and Kimberly R. O'Brien and United States of America through its Department of Housing & Urban Development was/were Defendant(s), in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

THE NORTH 1/2 OF TRACT 37 IN SUBURBAN PARK ADD., IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

And commonly known as 7432 Mccook Ave, Hammond, IN 46323
Parcel Number: 45-07-16-126-022.000-023

Subject to all liens, encumbrances, rights of redemption, easements and restrictions of record not otherwise foreclosed and extinguished in the proceedings known as Cause # 45D10-2301-MF-000001 in the Superior Court of the County of Lake Indiana, and subject to all real estate taxes, and assessments currently due, delinquent or which are to become a lien.

Subject to the right of redemption of the United States of America as provided in 28 U.S.C. 2410(c).

To have and to hold the premises aforesaid with the privileges and appurtenances to said purchaser, their grantees and assigns, forever, in full and ample manner with all rights, title and interest held or claimed by the aforesaid Defendants.

2

21-6
319323
D

