

2 NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2024-005098

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2:02 PM 2024 Feb 1

Grantee's Tax Mailing Address of:
22911 Eastbrook Dr.
Sauk Village, IL 60411
(773)719-7601

SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that Oscar Martinez as Sheriff of Lake County, State of Indiana, conveys to Austin Management Consulting in consideration of the sum of One Hundred and Fifty Nine Thousand Five Hundred Dollars and 00/100 (\$159,500.00) the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from the Lake Superior Court, in the State of Indiana, pursuant to the laws of said state on January 5, 2024, in Cause No. 45C01-2303-MF-000241 wherein Ajax Mortgage Loan Trust 2021-A, By U.S. Bank National Association, As Indenture Trustee was Plaintiff, and Estate of Marlow Lorenzo Greer; Rico Greer; William Greer Jr.; William Greer, Jr as Personal Representative of the Estate of Marlow L. Greer; William Greer, Jr. as Personal Representative of the Estate of Marlow L. Greer; Marlesse Greer; Resident; Estate of Marlow Lorenzo Greer; Unknown Heirs of Marlow Lorenzo Greer; DeMarshs Greer; were the Defendants, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 60 FEET NORTH OF THE NORTHEAST CORNER OF LOT 22 IN BLOCK 2 IN PARK #1, MERRILL HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28 PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE NORTH 160 FEET; THENCE WEST 32.5 FEET; THENCE SOUTH 160 FEET TO THE NORTH LINE OF RIDGE AVENUE; THENCE EAST 82.5 FEET ALONG THE NORTH LINE OF RIDGE AVENUE IN SAID SUBDIVISION, TO THE PLACE OF BEGINNING, LAKE COUNTY, INDIANA.

More Commonly known as: 610 E. 70th Pl. Merrillville, Indiana 46410

Property ID Number: 45-12-15-128-023.000-030

Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

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.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 01 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
cc
ck

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IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, 5 day of January, 2024.

State of Indiana)

Sheriff of Lake County Indiana

County of Lake)

SS: Oscar Martinez

On the 5 day of January, 2024, personally appeared Oscar Martinez in the capacity of Sheriff of said County and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Signature:

Vernon M. Joiner

Printed:

Vernon M. Joiner, a resident of

Lake County, Indiana

My Commission Expires:

08/09/2031



I, Andrew L. Kraemer, affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Andrew L. Kraemer

Andrew L. Kraemer

Prepared By:

/s/ Andrew L. Kraemer

Andrew L. Kraemer
Johnson, Blumberg & Associates, LLC
500 W. Lincoln Hwy., Suite J
Merrillville, IN 46410

Attorney No. 14872-71