NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-010023
9:42 AM 2024 Apr 3

TAX DEED

Whereas CITY OF GARY REDEVELOPMENT COMMISSION 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 15th day of February, 2023 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **CITY OF GARY REDEVELOPMENT COMMISSION** on the 15th day of February, 2023 purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $0.00 (DONATED) being the amount due on the real property for taxes, special assessments, penalties and costs for the 2022 and prior years following Miller Beach Investments LLC for namely:

45-09-06-330-004.000-004
COMMON ADDRESS: 645 ELKHART STREET, GARY, IN 46403
CHAS. A. BLANK'S SUB. L.7 BL.5

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 **CITY OF GARY REDEVELOPMENT COMMISSION** is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has **CITY OF GARY REDEVELOPMENT COMMISSION** 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 2022 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 **CITY OF GARY REDEVELOPMENT COMMISSION** 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:

45-09-06-330-004.000-004
COMMON ADDRESS: 645 ELKHART STREET, GARY, IN 46403
CHAS. A. BLANK'S SUB. L.7 BL.5

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.

John E. Petalas
Attest: John Petalas, Treasurer: Lake County

Witness: Peggy H. Katona
Peggy Katona, Auditor of Lake County

STATE OF INDIANA }
} SS
COUNTY OF LAKE COUNTY }

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 witness whereof, I have hereunto set my hand and seal this MAR 26 2024 day of , 2024

Michael A. Brown
Michael A. Brown, Clerk of Lake County

Post Office addresses of grantee

CITY OF GARY REDEVELOPMENT COMMISSION
504 BROADWAY- STE 200
GARY, IN 46402

NON-TAXABLE

APR 02 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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

25.—
ck. 2423
D

Property of Lake County Recorder