NOT AN OFFICIAL DOCUMENT

Prescribed by the State Board of Accounts

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-030139
9:01 AM 2024 Oct 17

TAX DEED

Whereas HAMMOND DEPARTMENT OF REDEVELOPMENT the 25th day of September, 2024 produce to the undersigned, Peggy Katona, Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 17th day of January, 2024 signed by Peggy Katona who, at the date of sale, was Auditor of the County, from which it appears **HAMMOND DEPARTMENT OF REDEVELOPMENT** on the 17th day of January, 2024 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 2023 and prior years following for Simpson Realty, Inc. namely:

45-02-25-452-024.000-023
COMMON ADDRESS: 4736 TOWLE AVENUE, HAMMOND, IN
REDIV. HOFFMANS 1ST ADD. ALL L.35 BL.2

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 **HAMMOND DEPARTMENT OF REDEVELOPMENT** is the owners of the certificate of sale, that the time for redeeming such real property has expired, that has **HAMMOND DEPARTMENT OF REDEVELOPMENT** 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 2023 and prior years.

THEREFORE, this indenture, made this 25th day of September, 2024 between the State of Indiana by Peggy Katona, Auditor of Lake County, of the first part **HAMMOND DEPARTMENT OF REDEVELOPMENT** 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:

45-02-25-452-024.000-023
COMMON ADDRESS: 4736 TOWLE AVENUE, HAMMOND, IN
REDIV. HOFFMANS 1ST ADD. ALL L.35 BL.2

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.

Attest: John Petalas, Treasurer: Lake County

Witness: 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 11 day of Oct, 2024

Michael A. Brown, Clerk of Lake County

Post Office addresses of grantee **HAMMOND DEPARTMENT OF REDEVELOPMENT**
5925 CALUMET AVENUE
HAMMOND, IN 46320

NON-TAXABLE

OCT 15 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:

23 3096 a/r

Property of Lake County Recorder