



PROPERTY INFORMATION REPORT
HON. JOE G. TEDDER, CFC | POLK COUNTY TAX COLLECTOR
430 East Main Street | Bartow, FL 33830
www.polktaxes.com

Completed Date: 03/10/2025

Date Filed: 03/07/2025

Certificate #: 15776.0000

Application #: 250080

Records Through Date: 03/03/2025

Use Code: 0001



Parcel I.D. #: 303105-994000-008522

Legal Description: INDIAN LAKE EST UNIT 1 PB 39 PG 1 BLK 85 LOT 22

To: Clerk of the Circuit Court, Polk County, Florida

Applicant: Pallum 401K Plan

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description and following information is correct as required under F.S. Chapter 197.

Apparent Title Holder & Address of Record:

OR 8383 PAGE 190

Bernice C. Osuji
947 Uniondale Avenue
Uniondale, NY 11553

Address of Record on Current Tax Roll:

Bernice C Osuji
947 Uniondale Ave
Uniondale NY 11553-3236

Vendee(s) of Recorded Contract(s) for Deed:

None

Lien Holder and Address of Record:

None

Additional Information:

None



Requested By:
Orange Data Systems
1339 Arlington St. Orlando FL 32805
orangedata.com | info@orangedata.com

Contiguous Property:

None

Mobile Home: No

Application for Homestead Exemption: No

Taxable Value: \$3,328.00

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Dated : 03/11/2025

Orange Data Systems

BY: 
David M. Harrington



Requested By:
Orange Data Systems
1339 Arlington St. Orlando FL 32805
orangedata.com | info@orangedata.com

INSTR # 2011078927
BK 08383 PGS 0190-0194 PG(s)5
RECORDED 05/10/2011 08:05:04 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 0.70
RECORDING FEES 44.00
RECORDED BY X Thao

CLOSELINE LLC
R 1300 PICCARD DR #105
ROCKVILLE, MD 20850

RETURN TO: BERNICE C. OSUJI
947 UNIONDALE AVENUE, UNIONDALE, NY 11553

DP-FL-1013

**PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION
OR TITLE SEARCH**

QUITCLAIM DEED

**STATE OF FLORIDA
POLK COUNTY**

This Deed made this 18th DAY OF APRIL, 2011.
Between

KESTER OSUJI, SOLE OWNER

as party of the first part, whose address(es) is/are:
126 PHOENIX STREET, HEMPSTEAD, NY 11550, hereinafter
called Grantor, and

BERNICE C. OSUJI, SOLE OWNER

as party or parties of the second part, whose address
(es) is/are: 947 UNIONDALE AVENUE, UNIONDALE, NY
11553, hereinafter called Grantee (the words "Grantor"
and "Grantee" to include their respective heirs,
successors and assigns where the context requires or
permits).

Property Address: 305 Park Avenue Indian Lake Estates, FL
33855

Property ID No.: 30-31-05-994000-008522

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, does by these presents BARGAIN, SELL, REMISE, RELEASE AND FOREVER QUIT CLAIM to Grantee all the rights, title, interest, claim or demand which the Grantor has or may have had in and to the following described property, to wit:

Lot 22, Block 85 INDIAN LAKE ESTATES, UNIT 1, according to the plat thereof as recorded in Plat Book 39, page 1 of the Public Records of Polk County, Florida Grantor warrants that the subject property is not the Grantors homestead property within the meaning in the constitution of the State of Florida. Subject to taxes for 2010 and subsequent years; covenants conditions, restrictions, easements, reservations and limitations if any.

TO HAVE AND TO HOLD the said described premises, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. So that neither the said party or parties of the first part, nor their heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS THEREOF, the Grantor has signed and sealed this Deed, this Day and Year first written above.

Signed, sealed and delivered in the presence of:

Beverly Antoine [Signature]
Witness
Samuel Osuji [Signature]
Witness

[Signature]
KESTER OSUJI

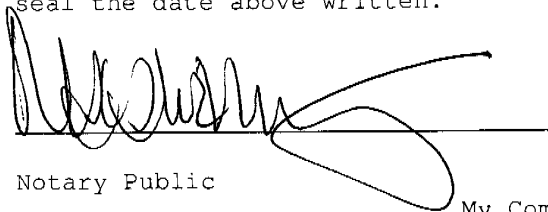
STATE OF New York

COUNTY OF Nassau

(Not)

I hereby certify that on 18th of April, 2011
before the subscriber, a Notary Public of the State
and County aforesaid personally appeared KESTER OSUJI,
known to me (or satisfactorily proven) to be the
persons whose names are subscribed to the within
instrument, and did each acknowledge the foregoing
Deed to be his act and deed for the purposes therein
contained.

IN TESTIMONY WHEREOF, I have affixed my official
seal the date above written.


Notary Public

My Comm. Expires:

05/07/2011

MAGALIE HUNTER
Notary Public, State of New York
No. 01HUG165509
Qualified in Nassau County
Commission Expires 05/07/2011

Instrument was prepared by: Kester Osuji, 126 Phoenix
Street, Hempstead, NY 11550

Send Subsequent Tax bills to: Bernice C. Osuji, 947
Uniondale Avenue, Uniondale, NY 11553

INSTR # 2005084383
BK 06162 PG 2137 PG(s) 1
RECORDED 04/14/2005 10:33:30 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 174.30
RECORDING FEES 10.00
RECORDED BY T Reed

Prepared by and return to:
Kenneth W. Dodge

Lewis, Longman & Walker, P.A.
1700 Palm Beach Lakes Blvd. Suite 1000
West Palm Beach, FL 33401
561-640-0820

File Number: 05-0026
Will Call No.:

Parcel Identification No. 053130-994000-008522

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of April, 2005 between Ajai Ranjak Singh, a single person whose post office address is 1445 Fairway Circle, West Palm Beach, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and Kester Osuji, a married man whose post office address is 126 Phoenix Street, Hempstead, NY 11550-5136 of the County of Nassau, State of New York, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

Lot 22, Block 85, INDIAN LAKE ESTATES, UNIT 1, according to the Plat thereof as recorded in Plat Book 39, Page 1 of the Public Records of Polk County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1445 Gairway Circle, West Palm Beach, Florida 33413.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Kenneth W. Dodge
Elizabeth A. Bloom
Witness Name: Elizabeth A. Bloom

Ajai Ranjak Singh (Seal)
Ajai Ranjak Singh

State of Florida
County of Palm Beach

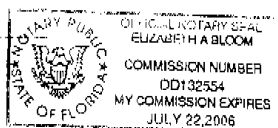
The foregoing instrument was acknowledged before me this 6 day of April 2005 by Ajai Ranjak Singh, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Elizabeth A. Bloom
Notary Public

Printed Name: Elizabeth A. Bloom

My Commission Expires: 7/22/06



DoubleTime®

Prepared By and Return to:

O. George Grubbs
COMMONWEALTH LAND TITLE INSURANCE COMPANY
205 1/2 South Broadway
P. O. Box 817
Bartow, FL 33830-0817
(863) 533-0891

File No.: BA031056
Property Appraisers Parcel ID#: 053130-994000-008522

INSTR # 2003202245
BK 05538 PG 1951
RECORDED 10/07/2003 01:40:50 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 49.00
RECORDING FEES 6.00
RECORDED BY N Marion

WARRANTY DEED

THIS INDENTURE, Made SEPTEMBER 29, 2003 between:

SPA 77 N L.P., a New York limited partnership

and having its principal place of business at: 1455 Veterans Highway
Hauppauge, New York 11749

hereinafter called the grantor, to:

Ajai Ranjak Singh

whose post office address is: 1445 Fairway Circle
West Palm Beach, Florida 33413

hereinafter called the grantee:

("grantor" and "grantee" are used for singular or plural, as context requires)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other good and valuable consideration to the grantor in hand paid by the grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

Lot 22, Block 85, INDIAN LAKE ESTATES, UNIT 1, according to the plat thereof recorded in Plat Book 39, Page 1 of the public records of Polk County, Florida.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT TO covenants, restrictions, easements of record and taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

SPA 77 N L.P.

Marie Esposito
Witness
Sylvia Berardo
Witness

BY [Signature]
Cary F. Staller, V.P./Secretary

State of NEW YORK
County of SUFFOLK

THE FOREGOING instrument was acknowledged before me on September 29, 2003 by Cary F. Staller, V.P./Secretary of SPA 77 N L.P., a New York limited partnership, on behalf of the partnership. He has produced driver license as identification.

My Commission Expires:

KAREN J. TANTONE
NOTARY PUBLIC, State of New York
No. 01TA6063437
Qualified in Suffolk County
Commission Expires August 27, 2005

Karen J. Tantone
Notary Signature (IMPRESS SEAL)

KAREN J. TANTONE
Printed Notary Signature

Parcel Details: 30-31-05-994000-008522

Owners

Recently purchased this property? Click here.

OSUJI BERNICE C

100%

Mailing Address

(Address Change form)

Address Line 1

947 UNIONDALE AVE

Address Line 2

Address Line 3

UNIONDALE NY 11553-3236

Physical Street Address

Looking for site address? Click here.

Address Line 1

0 PARK AVE

Address Line 2

Postal City and Zip

City/St/Zip

INDIAN LAKE ESTATES FL 33855

Parcel Information

Municipality / Taxing District

UNINCORP/SOUTH FL WMD (Code: 30000)

Neighborhood

220500.00

Show Recent Sales in this Neighborhood

Subdivision

INDIAN LAKE ESTATES UNIT 1

Property (DOR) Use Code

Vac.Res (Code: 0001)

Acreage

0.50

Community Redevelopment Area

NOT IN CRA

Avon Park AFR Military Training Facility Alert

This property is located in the vicinity of the Avon Park Air Force Range Military Training Facility and may be subject to potential day and night low level aircraft overflight and military training noise during training exercises. Additional property development regulations may apply. Click here for more information.

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map

6

8405

100'

008404

100'

008403

100'

008402

100'

008401

120'

84

+

13

PRIVATE ROADS

PARK AVE

100'

100'

100'

100'

100'

120'

218'

20

008520

218'

21

008521

218'

22

008522

218'

23

008523

218'

24

008524

218'

100'

100'

100'

100'

100'

120'

GREENWAY

70'

008506

100'

100'

100'

100'

120'

218'

5

008505

218'

4

008504

218'

3

008503

218'

2

008502

218'

1

008501

153.33'

W

E

S

N

Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Mapping Worksheets (plats) for 303105

Mapping Worksheet HTML (opens in new tab)

Mapping Worksheet Printable PDF

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
08383/00190	04/2011	Q	V	OSUJI BERNICE C	\$100
6162/2137	04/2005	W	V	OSUJI KESTER	\$24,900
5538/1951	09/2003	W	V	SINGH AJAI RANJAK	\$7,000