

91024741

STATE OF INDIANA )  
 ) SS  
COUNTY OF LAKE )

Charles R. Deible  
75258 Holman Ave  
Hm 46320  
EAST CHICAGO CITY COURT  
SITTING IN EAST CHICAGO

GLENVIEW MOBILE HOME PARK, )  
Plaintiff )

CAUSE NO: 45H02-90-06-CP-1756

vs )

LONNIE WILLIAMS )  
Defendant )

**FILED**

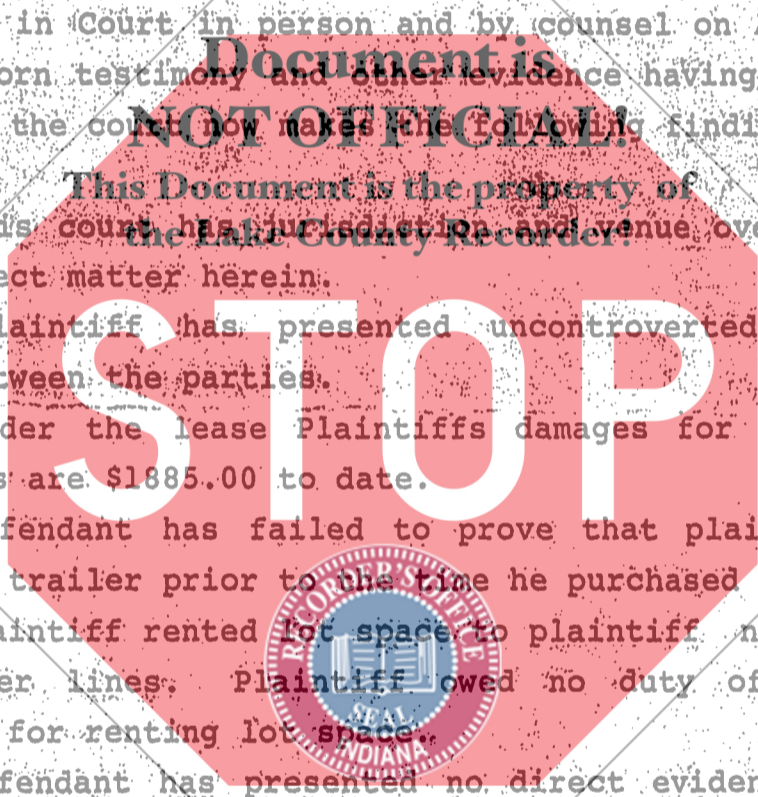
MAY 21 1991

*Anna N. Antonio*  
CLERK LAKE COUNTY

**ORDER**

Parties in Court in person and by counsel on April 11, 1991 witnesses sworn testimony and other evidence having been received by the Court the court now makes the following findings of fact:

1. This court has jurisdiction and venue over the parties and the subject matter herein.
2. Plaintiff has presented uncontroverted evidence of the lease between the parties.
3. Under the lease Plaintiffs damages for past due rent and late fees are \$1885.00 to date.
4. Defendant has failed to prove that plaintiff was the owner of the trailer prior to the time he purchased it.
5. Plaintiff rented lot space to plaintiff not the trailer and its water lines. Plaintiff owed no duty of habitability to plaintiff for renting lot space.
6. Defendant has presented no direct evidence that Dan's Sewer Service repair people damaged his water line.
7. Plaintiff's witness Mr. Van Curren directly testified he did not damage any water lines while working at that lot.
8. Defendant's own testimony that he had water damage to his furnishings and floor coverings inside the trailer is convincing evidence that the pipes were damaged inside the trailer and not outside, where Mr. Van Curren had worked.
9. Since Defendant has failed to prove that plaintiff was the previous owner of the trailer his affirmative defense and counter claim for a certificate of title are denied.
10. Since Defendant has failed to prove that plaintiff has any liability for his damages the counter claim for damages is denied.
11. A reasonable fee for plaintiff's attorney in prosecuting this cause is \$1,000.00.



STATE OF INDIANA/S.S. NO.  
LAKE COUNTY  
FILED CIVIL CLERK  
MAY 23 9 01 AM '91  
ROBERT L. GIBBS, JR.  
RECORDER AND CLERK

009134.00

Based upon the forgoing findings the court enters the following order and judgment:

1. Plaintiff has a judgment against defendant in the amount of \$1885.00 dollars for back rent late fees and court costs and \$1,000.00 dollars for attorney fees. Thus plaintiffs total judgment is for \$2885.00.

2. The Court finds in favor of the plaintiff counter defendant on Defendant's courter claim.

ALL ORDERED ADJUDGED AND DECREED THIS 25<sup>th</sup> day of April.

