

Mail TAX Bills to 2222 Rush Place
Lake Station,
46405

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92009931

COMMISSIONER'S DEED

THIS INDENTURE WITNESSETH, That John Buich, as duly appointed Commissioner with the power and authority to convey title and said this instrument by virtue of a decree judgment issued from the Lake County Circuit Court on the 21st day of January, 1992, in Cause No. 45C01-9007-CP-02800, wherein I was appointed Commissioner and agent for the defendants, Edward Stone, Harry Stone and Connie Novak Lachner, said Order attached hereto and incorporated herein. Therefore, I, as Commissioner, quitclaim and convey to Gladys Reich Dillingham of Lake County, Indiana, and all interest of Edward Stone, Harry Stone and Connie Novak Lachner, whereabouts unknown, for the sum of One Dollars (\$1) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

Lot 11 in Block 1 in Albert Reich Subdivision to East Gary, in the City of Lake Station, as per plat thereof, recorded in Plat Book 29, page 9, in the Office of the Recorder of Lake County, Indiana, excepting therefrom that part of Lot 11 described as follows: Beginning at the Southeast corner of said Lot 11, thence North on the East line thereof, 50 feet; thence West at right angles 122.38 feet to the West line of said Lot 11; thence South on the West line of said Lot 11, 81.75 feet to the Southwest corner thereof; thence Northeasterly on the South line of said Lot 11; 130.57 feet to the place of beginning.

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IN WITNESS WHEREOF, the Grantor has executed this deed, this 31 day of January, 1992.

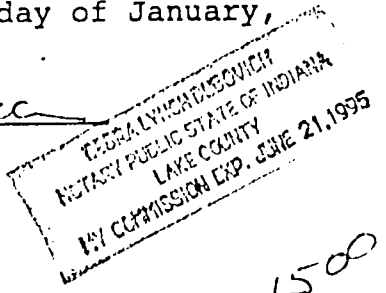
STATE OF INDIANA)
COUNTY OF LAKE) SS:



Before me, the undersigned, a Notary Public in and for said county and state, personally appeared John Buich, who acknowledged the execution of the foregoing Commissioner's Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 31st day of January, 1992.

Debra Lynn Dubovich
Notary Public
Resident of Lake County
FINAL ACCEPTANCE



My Commission Expires:
June 21, 1995

FEB 19 1992

01/17/92:DLD:mao
D7Dill.b

Caro M. Anton
Recorder of Lake County

00901

mail to : Debra LYNN DuBOVICH, 3737 45th St Highland, Ind 46322

13 FEB 1992

1500

Filed in Open Court

STATE OF INDIANA)

THE LAKE CIRCUIT COURT

COUNTY OF LAKE)

) SS:

JAN 21 1992

SITTING AT CROWN POINT, INDIANA

GLADYS REICH DILLINGHAM,

Robert A. Anton
CLERK LAKE CIRCUIT COURT

Plaintiff)

v.)

EDWARD STONE, HARRY STONE
and CONNIE NOVAK LACHNER,

Defendants)

FILED
CAUSE NO. 45C01-9007-CP-02800

FEB 18 1992

Alex N. Anton
AUDITOR LAKE COUNTY

Document is
ORDER FOR DEFAULT JUDGMENT AND FOR
APPOINTMENT OF COMMISSIONER TO CONVEY REMAINING
7.31% INTEREST IN PROPERTY TO PLAINTIFF
the Lake County Recorder!

The Court, being duly advised in the premises, now finds:

1. That, as set forth in detail in the Survivorship Affidavit and Amended Survivorship Affidavit, twenty-six (26) persons owned interest in the described property; said interest ranging from Gladys Reich Dillingham's 20% to the Novak girls' .65%, and the property in question is legally described as follows:

Lot 11 in Block 1 in Albert Reich Subdivision to East Gary, in the City of Lake Station, as per plat thereof, recorded in Plat Book 29 page 9, in the Office of the Recorder of Lake County, Indiana, excepting therefrom that part of Lot 11 described as follows: Beginning at the Southeast corner of said Lot 11, thence North on the East line thereof, 50 feet; thence West at right angles 122.38 feet to the West line of said Lot 11; thence South on the West line of said Lot 11, 81.75 feet to the Southwest corner thereof; thence Northeasterly on the South line of said Lot 11; 130.57 feet to the place of beginning.

20-144-11

2. That twenty-two of the persons who owned an interest in the property have quitclaimed their interest to Gladys Reich Dillingham.

3. That Gladys Reich Dillingham now owns 92.69% interest in the parcel of property legally described above as a tenant in common with Edward Stone who owns 3.33% interest; Harry Stone who owns a 3.33% interest and Connie Novak Lachner who owns a .65% interest.

4. That in an effort to quiet title and sell the property, Gladys Reich Dillingham filed her Complaint for Partition on July 13, 1990.

5. That the whereabouts of Edward Stone, Harry Stone and Connie Novak Lachner are unknown as set forth in the Affidavit of Gladys Reich Dillingham filed with her Complaint for Partition.

6. That service was made by publication in the Hobart Gazette for three consecutive weeks, said newspaper authorized by law to publish legal notices and said newspaper published in Lake County where the Complaint has been filed, and where the real estate is located.

7. That the defendants Edward Stone, Harry Stone and Connie Novak Lachner have failed to plead or otherwise respond as required by law.

8. That Gladys Reich Dillingham has been solely responsible for the taxes, upkeep and maintenance of the property all these years and the defendants, Edward Stone, Harry Stone and Connie Novak Lachner have contributed nothing for the taxes, upkeep and maintenance of the property all these years.

9. That because of the small lot size with the house attached, the whole or part of the aforescribed property of which

partition is demanded cannot be divided without damage to the owners.

10. That the property is worth and has been appraised at \$22,000.00.

11. That it is just and proper that a Commissioner be appointed to transfer the remaining 7.31% interest in the property to Gladys Reich Dillingham in order that Gladys Reich Dillingham be able to sell the property for \$22,000.00 and convey good title.

12. That it is just and proper that the plaintiff, Gladys Reich Dillingham deposit with the Clerk of the Court 7.31% of the net proceeds of the sale of the property in order for the defendants, Edward Stone, Harry Stone and Connie Novak Lachner to have the opportunity to claim their portion of the sale.

13. That it is just and proper that the net proceeds of the sale be defined as the money which remains after having paid closing costs, realty fees, attorney fees and any other costs incurred in this suit or in the sale of the property.

Therefore be it hereby ORDERED, ADJUDGED AND DECREED:

1. That John Byrd is hereby appointed as a commissioner and ordered to execute a Commissioner's Deeds instanter in order to transfer the interest of Edward Stone, Harry Stone and Connie Novak Lachner in the afore-described real estate to the plaintiff herein;

2. That plaintiff, Gladys Reich Dillingham be ordered to sell the property for \$22,000.00;

3. That the plaintiff, Gladys Reich Dillingham, is ordered to deposit with the Court the sum of 7.31% of the net proceeds of the sale of the property at time of closing

4. That net proceeds be defined as the money which remains after having paid closing costs, realty fees, attorney fees and any other costs incurred in this suit or in the sale of the property.

SO ORDERED this 21st day of January, 1992.

~~Document is~~
Judge, Lake Circuit Court

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01/17/92:DLD:mac
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the Lake County Recorder!**

STOP

