

Filed in Open Court

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Chicago Title Insurance Company

STATE OF INDIANA)

APR 10 1996

IN THE LAKE SUPERIOR COURT
CIVIL DIVISION, ROOM NO. FIVE
HAMMOND, INDIANA

COUNTY OF LAKE)

SS: *Anna M. Antone*
CLERK LAKE SUPERIOR COURT

IN THE MATTER OF THE ESTATE)

OF)

ESTATE NO. 45 DO5-9512-ES-303

ELLA MAE KELDERMAN, DECEASED.)

FILED

APR 17 1996

DECLARATORY JUDGMENT

Comes now Donald Bruce Kelderman, as Personal Representative of the Estate of Ella Mae Kelderman, deceased, and submits his verified Petition for Declaratory Judgment, which petition is in the words and figures following, to-wit:

(H.I.)

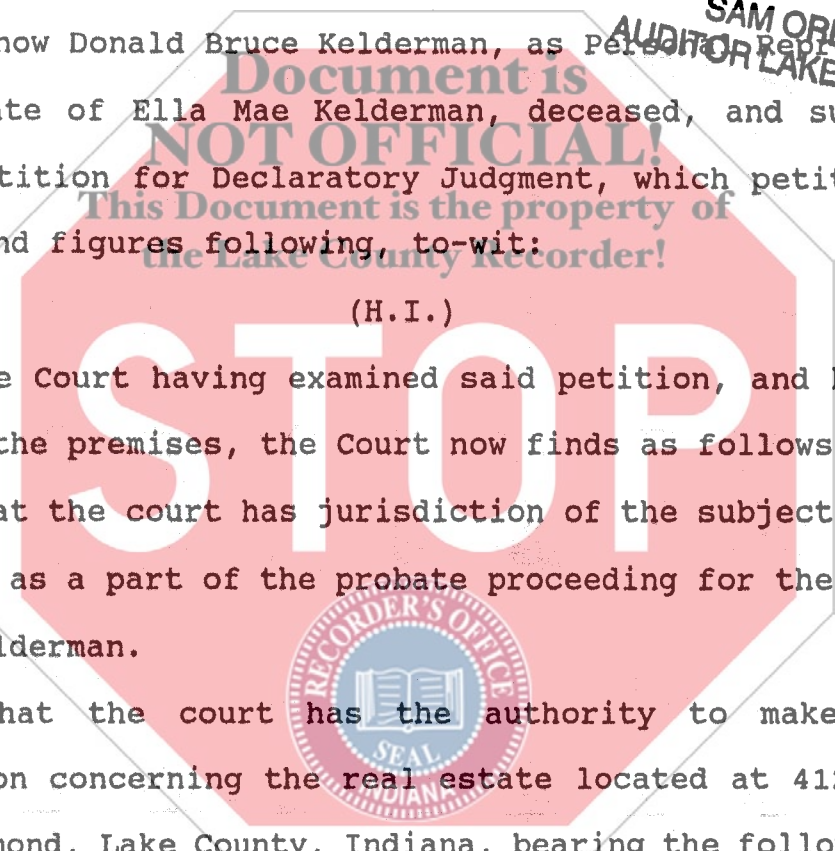
And the Court having examined said petition, and being duly advised in the premises, the Court now finds as follows:

1. That the court has jurisdiction of the subject matter of this action as a part of the probate proceeding for the estate of Ella Mae Kelderman.

2. That the court has the authority to make judicial determination concerning the real estate located at 4129 Johnson Avenue, Hammond, Lake County, Indiana, bearing the following legal description:

The South 9.5 feet of Lot 12, all of Lot 11, and the North 9.5 feet of Lot 10, Block 1, Gostlin's Second Addition to the City of Hammond, Lake County, Indiana,* bearing tax key number 33-173-8.
*as shown in Plat Book 2, page 52

3. That the court having examined the Petition for Declaratory Judgment and being duly and fully advised in the



SAM ORLICH
AUDITOR
LAKE COUNTY

96025431

RECORDER
LAKE COUNTY
INDIANA

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STATE OF INDIANA
LAKE COUNTY
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premises finds that the averments contained therein are true and that the prayer of said Petition should be granted.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court as follows:

1. That the court has jurisdiction of the subject matter of this action as a part of the probate proceeding for the estate of Ella Mae Kelderman.

2. That the court has the authority to make judicial determination concerning the real estate located at 4129 Johnson Avenue, Hammond, Lake County, Indiana, bearing the following legal description:

The South 9.5 feet of Lot 12, all of Lot 11, and the North 9.5 feet of Lot 10, Block 1, Gostlin's Second Addition to the City of Hammond, Lake County, Indiana,* bearing tax key number 33-173-8.

*as shown in Plat Book 2, page 52

3. That the purported Living Revocable Trust dated September 8, 1993 signed by Ella Mae Kelderman is null, void and of no force and effect and held for naught.

4. That the Quit-Claim Deed signed by Ella Mae Kelderman on September 25, 1993 recorded on October 7, 1993 as Document No. 9306629 in the Office of the Lake County Recorder is declared to be of no force and effect.

5. That the Quit-Claim Deed signed by Ella Mae Kelderman on July 27, 1995, recorded on August 4, 1995, as Document No. 95044566 in the Office of the Lake County Recorder is declared to be of no force and effect.

6. That at the time of the death of Ella Mae Kelderman on November 27, 1995 she was the owner in fee simple of the real

estate bearing the following legal description:

The South 9.5 feet of Lot 12, all of Lot 11, and the North 9.5 feet of Lot 10, Block 1, Gostlin's Second Addition to the City of Hammond, Lake County, Indiana, bearing tax key number 33-173-8

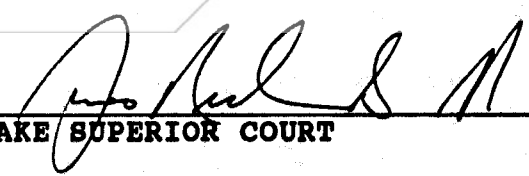
located at 4129 Johnson Avenue, Hammond, Lake County, Indiana, and that said real estate is an asset of the decedent's estate.

7. That the personal representative has authority to sell the decedent's real estate pursuant to Order of this Court entered on February 21, 1996.

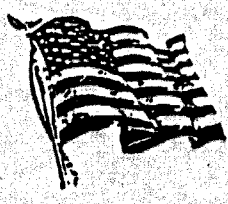
ALL OF WHICH IS FOUND AND RECOMMENDED this 10 day of APRIL, 1996.


PROBATE COMMISSIONER, LAKE SUPERIOR COURT

ALL OF WHICH IS SO ORDERED AND APPROVED this 10 day of APRIL, 1996.


JUDGE, LAKE SUPERIOR COURT

The United States of America

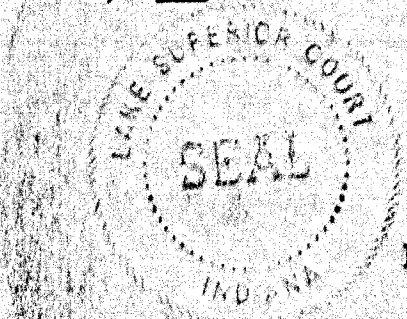


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STATE OF INDIANA, COUNTY OF LAKE, ss:

I, the undersigned, Clerk of the Lake Superior Court of Lake County, and the keeper of the records and files thereof, in the State aforesaid, do hereby certify that the above and foregoing is a full true, correct and complete copy of the DECLARATORY JUDGMENT filed and entered of record on April 10, 1995 In The Matter of the Estate of ELLA MAE KELDERMAN, Deceased, 45D05-9512-ES-303, all as fully as the same appears of record in my office as such Clerk.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, at my office in Hammond, Indiana in the said County, this 10th day of April, A.D., 19 96



Anna J. Anton
Clerk Lake Superior Court.

By Margaret Lameré
Deputy