

STATE OF INDIANA)
)SS:
 COUNTY OF LAKE)
 KATL PROPERTIES, L.L.C.,)
)
 Plaintiff,)
)
 v.)
)
 CLAUDE WADE, LUCILLE G. WADE, &)
 FIDELITY ACCEPTANCE CORP.,)
)
 Defendants.)

97085655

STATE OF INDIANA
 IN THE LAKE COUNTY COURT
 FILED FOR RECORD
 CAUSE NO. 45C01-9708-CR-02136
 97 DEC 15 AM 9:39

MORRIS W. CARTER
 RECORDER
 Filed in Open Court

NOV 10 1997
Laura N. Antow
 CLERK LAKE COUNTY

QUIET TITLE DECREE

The Plaintiff, KATL Properties, L.L.C., having heretofore moved the Court to enter a Quiet Title Decree, and the Court upon reviewing said Motion, and being otherwise properly advised, does now find as follows:

1. This Court has jurisdiction over the subject matter of this action and jurisdiction over the parties and real property herein.
2. The Defendants were notified of the pendency of this action by service of summons by publication in *The Post Tribune*, on September 20, 1997, September 27, 1997, and October 4, 1997.
3. The Defendants, Claude Wade and Lucille Wade, were also personally served with notice of the pendency of this action by certified mail on September 6, 1997.
4. On October 5, 1995, the Lake County Treasurer sold at tax sale the following described real property located in Lake County, Indiana:

The South 22.31 feet of Lot Twenty-Seven (27), all Lot Twenty-Eight (28) and the North 20.69 feet of Lot Twenty-Nine (29), Block Six (6), The Wilson Subdivision, in the City of Gary, as shown in Plat Book 19, Page 1, in Lake County, Indiana,

and more commonly known as 2011-21 Rhode Island, Gary, Indiana.

FILED FOR TAXATION SUBJECT
 FIDELITY ACCEPTANCE FOR TRANSFER.

DEC 11 1997

SAM ORLICH
 AUDITOR LAKE COUNTY

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5. KATL Properties, L.L.C., received a tax deed to the above-described real estate on April 11, 1997, following the statutory period of redemption.

6. Said tax deed was recorded June 27, 1997, as Instrument Number 97041909 in the Office of the Recorder of Lake County, Indiana.

7. Plaintiff's tax deed is, pursuant to IC 6-1.1-25-4, prima facie evidence of the regularity of the tax sale, the regularity of all proper proceedings; and, valid title in fee simple in the grantee of the deed.

8. Plaintiff's tax deed, pursuant to IC 6-1.1-25-4(d), vests in Plaintiff an estate in fee simple absolute, free and clear of all liens and encumbrances created or suffered before or after the tax sale, except those liens granted priority under federal law and the lien of the state for taxes and special assessments which accrue subsequent to the sale.

IT IS THEREFORE ORDERED, ADJUDGED, and DECREED that:

1. Title to the following described real estate is hereby quieted in and to the Plaintiff, KATL Properties, L.L.C., and Plaintiff is vested with an estate in fee simple, absolute, free and clear of all liens and encumbrances of any other person or entity, except for the lien of the State of Indiana for real property taxes and special assessments regarding the subject real property which is more specifically described as follows:

~~The South 22.31 feet of Lot Twenty-Seven (27), all Lot Twenty-Eight (28) and the North 20.69 feet of Lot Twenty-Nine (29), Block Six (6), The Wilson Subdivision, in the City of Gary, as shown in Plat Book 19, Page 1, in Lake County, Indiana,~~

and more commonly known as 2011-21 Rhode Island, Gary, Indiana.

2. The equity and right of redemption and claims of the Defendants, and all persons who claim by, under and through them, in and to said real property, are hereby forever barred and foreclosed.

3. The Defendants, or any occupants claiming by, under and through them, shall forthwith

surrender said real estate to the Plaintiff, and in the event that such person or persons so in possession of the real estate shall refuse to fully and peaceably surrender possession, a certified copy of this Quiet Title Decree, shall be sufficient authority to the Sheriff of Lake County, Indiana, to remove such person or persons from the real estate and give full and peaceful possession to the Plaintiff.

11-10-97
Dated

James A. Audondo
Judge, Lake Circuit Court

Distribution:

Mark A. Smith, 201 W. Main St., Plainfield, IN 46168-1133.

DEC 7 1997

DEC 22 1997

CERTIFICATION OF CLERK

As legal custodian I hereby certify that the above and foregoing is a true and complete copy of the original on file with this office in the cause stated thereon.

Witness my hand and the seal of the court this

2nd day of December, 1997.

Anna H. Antox
Clerk of the Lake Circuit and Superior Courts

By: Jacqueline S. Rief
Deputy Clerk

Return To
↓
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Attorney At Law
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Plainfield, In.
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