

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

IN THE LAKE CIRCUIT COURT
CAUSE NO. 45C01-9709-CP-02281

KATL PROPERTIES, L.L.C.,)
)
Plaintiff,)
)
v.)
)
BORISA ZARKOVIC, PINNACLE BANK)
f/k/a FIRST FEDERAL SAVINGS BANK OF)
INDIANA, and, STATE OF INDIANA,)
DEPARTMENT OF REVENUE,)
)
Defendants.)

Filed in Open Court

DEC 03 1997

Anna M. Anton
CLERK LAKE CIRCUIT COURT INFORMATION SUBJECT
NOT ACCEPTANCE FOR TRANSFER.

DEC 25 1997

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 file as follows:

1. This Court has jurisdiction over the subject matter of this action and jurisdiction over parties and real property herein.
2. The Defendant, Borisa Zarkovic, was notified of the pendency of this action by service of summons by publication in *The Post Tribune*, on October 13th, 20th, and 27th, 1997.
3. At least thirty (30) days have elapsed since the last date of said service by publication.
4. The Defendant, State of Indiana Department of Revenue, was served with notice of the pendency of this action by certified mail on September 27, 1997, and more than twenty-three (23) days have elapsed since the date of said service by mail.
5. The Defendant, Pinnacle Bank, was served with notice of the pendency of this action by certified mail on September 22, 1997, and more than twenty-three (23) days have elapsed since the date of said service by mail.
6. On October 5, 1995, the Lake County Treasurer sold at tax sale the following described

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real property located in Lake County, Indiana:

Lot 44 and the North of Lot 43, Block 1, Broadway
Heights Addition to Gary, as shown in Plat Book 9,
Page 17, Lake County, Indiana,

and more commonly known as 4333 Massachusetts Street, Gary, Indiana.

7. 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.

8. Said tax deed was recorded June 27, 1997, as Instrument Number 97041936 in the Office of the Recorder of Lake County, Indiana.

9. 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.

10. 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:

Lot 44 and the North of Lot 43, Block 1, Broadway
Heights Addition to Gary, as shown in Plat Book 9,
Page 17, Lake County, Indiana,

and more commonly known as 4333 Massachusetts Street, 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.

DEC 03 1997
Dated



Judge, Lake Circuit Court

Distribution:



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

DEC 8 1997

[Handwritten signature]

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 10th day of December 1997.

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

By Jequeline Skiff
Deputy Clerk

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