

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

IN THE LAKE CIRCUIT COURT  
CAUSE NO. 45C01-9709-CP-02290

KATL PROPERTIES, L.L.C.,

Plaintiff,

vs.

MABEN ANDREWS and VERA ANDREWS,

Defendants.

Filed in Open Court

NOV 24 1997

*Anna M. Burton*  
CLERK LAKE CIRCUIT COURT

CLERK OF COURT  
MOTION SUBJECT  
TRANSFERRED

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1997

JAMES C. CRIST  
AUDITOR LAKE COUNTY

QUIET TITLE DECREE

The Plaintiff, KATL Properties, L.L.C., having hertofore 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:

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
97 DEC 26 AM 11:45  
MORRIS W. CARTER  
CLERK

1. This Court has jurisdiction over the subject matter of this action and jurisdiction over the parties and real property herein.

2. The Defendants, Maben Andrews and Vera Andrews, were notified of the pendency of this action by service of summons by publication in the Post-Tribune on October 3, 1997, October 10, 1997 and October 17, 1997, and are now in default for failing to plead or otherwise respond to Plaintiff's Complaint.

3. On October 5, 1995, the Lake County Treasurer sold at tax sale the following described real property located in Lake County, Indiana:

Lot 6, Benson's Addition to Tolleston, in the City of Gary,  
as per plat thereof, recorded in Plat Book 8, Page 35, in the  
Office of the Recorder of Lake County, Indiana,

and more commonly known as 1957 W. 14<sup>th</sup> Avenue, Gary, Indiana.  
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4. 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.

5. Said tax deed was recorded June 27, 1997, as Instrument Number 97041938 in the Office of the Recorder of Lake County, Indiana.

6. Plaintiff's tax deed is, pursuant to I.C. 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.

7. Plaintiff's tax deed, pursuant to I.C. 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 and special assessments regarding the subject real property which is more specifically described as follows:

Lot 6, Benson's Addition to Tolleston, in the City of Gary,  
as per plat thereof, recorded in Plat Book 8, Page 35, in the  
Office of the Recorder of Lake County, Indiana,

and more commonly known as 1957 W. 14<sup>th</sup> Avenue, Gary, Indiana

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

3. The Defendants, or any occupants claiming by, under and through him, 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.

11-24-97  
Dated

*George Awabando*  
Judge, Lake Circuit Court

**Distribution:**

Mark A. Smith ↓  
Attorney at Law  
201 W. Main Street  
Plainfield, IN 46168  
Telephone: (317) 837-1200  
Telecopier: (317) 837-8684

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**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 L. Anton  
Clerk of the Lake Circuit and Superior Courts

By: Jacqueline S. Ruff  
Deputy Clerk

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