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STATE OF INDIANA)
COUNTY OF LAKE)

STATE OF INDIANA
LAKE COUNTY
IN THE LAKE CIRCUIT COURT
CAUSE NO. 98-01-EP-02551

SS:
98028204

KATL PROPERTIES, L.L.C.

Plaintiff,

vs.

WILSHIRE CREDIT CORP., et al.,

Defendants.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 17 1998

Filed in Open Court

JAN 13 1998

SAM ORLICH
AUDITOR LAKE COUNTY

James M. Anton
CLERK LAKE CIRCUIT COURT

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QUIET TITLE DECREE!**

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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, husbands or wives, widowers or widows, heirs or devisees, and successors or assigns of Spencer Rodgers, the name of all of whom are unknown, were notified of the pendency of this action by service of summons by publication in the Post-Tribune on November 10, 1997, November 17, 1997, and November 24, 1997, and are now in default for failing to plead or otherwise respond to Plaintiff's Complaint.
3. The Defendant, Elnora Rodgers, was notified of the pendency of this action by service of summons by certified mail on October 23, 1997, and is in default for failing to plead or otherwise respond to Plaintiff's Complaint.

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4. The Defendant, First Metropolitan Builders, Inc., was notified of the pendency of this action by service of summons by certified mail on October 20, 1997, and is in default for failing to plead or otherwise respond to Plaintiff's Complaint.

5. The Defendant, Wilshire Credit Corp., was notified of the pendency of this action by service of summons by certified mail on October 21, 1997, and is in default for failing to plead or otherwise respond to Plaintiff's Complaint.

6. The Defendant, the State of Indiana, was notified of the pendency of this action by service of summons by certified mail on October 21, 1997, and on November 24, 1997, appeared by counsel and disclaimed any interest as a party in this action.

7. The Defendant, Fidelity Financial Services, Inc., was notified of the pendency of this action by service of summons by certified mail on October 20, 1997, and on December 29, 1997, appeared and disclaimed any interest as a party in this action.

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

Lot 18 in Block 5 in Lincoln Park Addition, in the City of Gary, as per Plat thereof, recorded in Plat Book 6, Page 17, in the Office of the Recorder of Lake County, Indiana,

and more commonly known as 2545 Pierce Street, Gary, Indiana.

9. 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.

10. Said tax deed was recorded June 27, 1997, as Instrument Number 97041915 in the Office of the Recorder of Lake County, Indiana.

11. 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.

12. 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 18 in Block 5 in Lincoln Park Addition, in the City of Gary, as per Plat thereof, recorded in Plat Book 6, Page 17, in the Office of the Recorder of Lake County, Indiana,

and more commonly known as 2545 Pierce 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

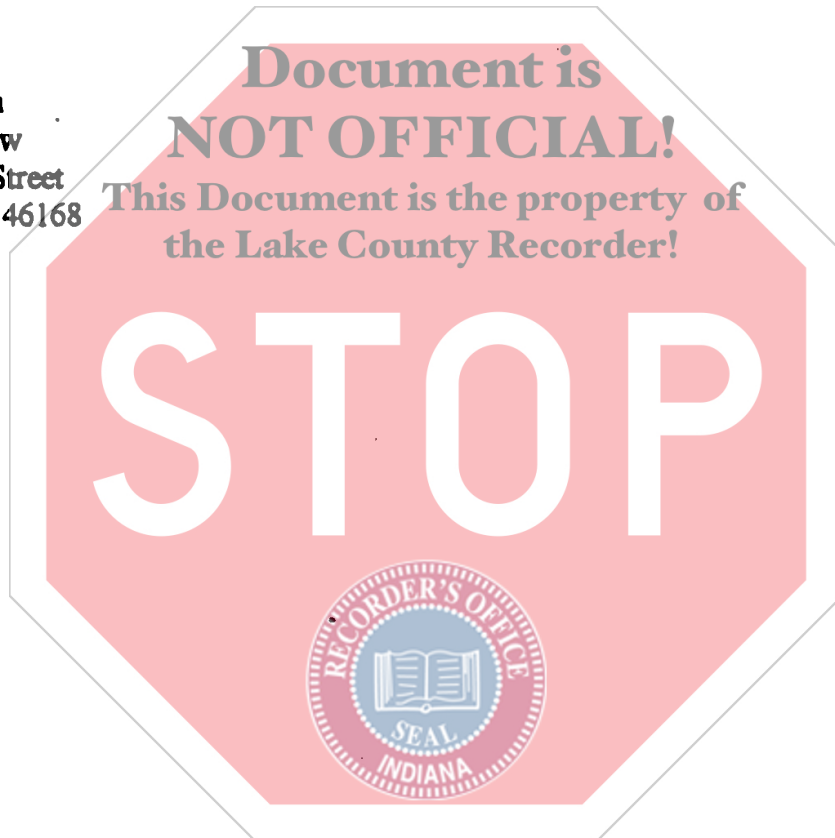
County, Indiana, to remove such person or persons from the real estate and give full and peaceful possession to the Plaintiff.

1-13-98
Dated

George A. ...
Judge, Lake Circuit Court

Distribution:

Mark A. Smith
Attorney at Law
201 W. Main Street
Plainfield, IN 46168



RECORDED
APR 08 1998



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

6th day of April, 1998.

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

By: Jacqueline Skiff
Deputy Clerk