

LAKE COUNTY
FILED FOR RECORD

JUN 16 AM 8:18
LAKE COUNTY CIRCUIT COURT

RECORDED
CAUSE NO. 45C01-9802-CP-00417

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 16 1998

SAM ORLICH
Filed in Open Court
LAKE COUNTY

MAY 11 1998

Anna N. Anton
CLERK LAKE CIRCUIT COURT

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STATE OF INDIANA)
COUNTY OF LAKE 98045868)

KATL PROPERTIES, L.L.C.,)
Plaintiff,)
vs.)
SARAH THOMAS a/k/a SARAH J. THOMAS,)
et al.,)
Defendants.)

Document is
NOT OFFICIAL!
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:

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SAM ORLICH
AUDITOR LAKE COUNTY

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

2. The Defendants, Sarah Thomas a/k/a Sarah J. Thomas, and the unknown heirs and devisees of Sarah Thomas a/k/a Sarah J. Thomas, and all their husbands or wives, widowers or widows, heirs or devisees, successors or assigns, the names of all of whom are unknown, were notified of the pendency of this action by service of summons by publication in Northwest Indiana Newspapers on March 16, 1998, March 23, 1998, and March 30, 1998, and are in default for failing to plead or otherwise respond to Plaintiff's Complaint.

3. The Defendant, Sarah J. Thomas, was notified of the pendency of this action by certified mail service on March 24, 1998.

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4. The Defendant, First Federal Savings Bank n/k/a Pinnacle Bank, was notified of the pendency of this action by certified mail service on March 6, 1998.

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

Lots 17 and 18 in Block 7 in Broadway Addition to Gary as per Plat thereof, recorded in Plat Book 6, Page 23, in the Office of the Recorder of Lake County, Indiana,

and more commonly known as 1635 Connecticut Street, Gary, Indiana.

5. KATL Properties, L.L.C., received a tax deed to the above-described real estate on August 7, 1997, following the statutory period of redemption.

6. Said tax deed was recorded November 3, 1997, as Instrument Number 97074487 in the Office of the Recorder of Lake County, Indiana.

7. 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.

8. 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:

Lots 17 and 18 in Block 7 in Broadway Addition to Gary as per Plat thereof, recorded in Plat Book 6, Page 23, in the Office of the Recorder of Lake County, Indiana,

and more commonly known as 1635 Connecticut 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.

5-11-98
Dated

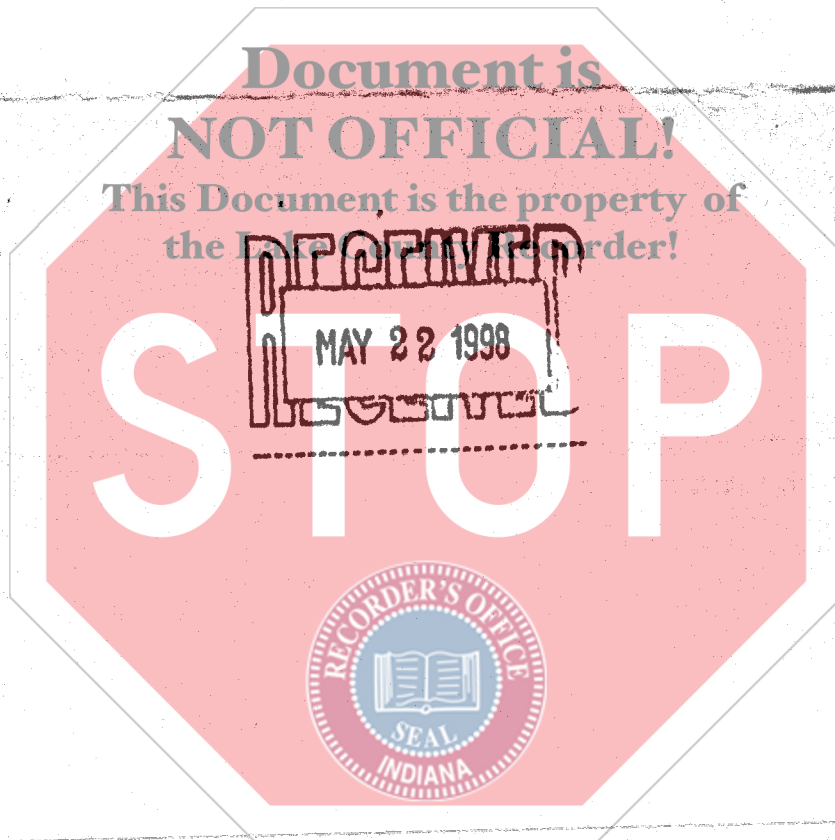


James A. ...
Judge, Lake Circuit Court

Distribution:

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

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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

8th day of July, 1998.

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

By: Jacqueline Skiff
Deputy Clerk