

4

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)
) 98045685
KATL PROPERTIES, L.L.C.,)

Plaintiff,

v.

DORIS W. SMITH, et al.,

Defendants.)

IN THE LAKE CIRCUIT COURT
LAKE COUNTY
FILED FOR RECORD
CAUSE NO. 43001-9708-CP-02066

98 JUN 18 AM 8:10

MORRIS W. RECORDED

Filed in Open Court

APR 29 1998
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
Clerk M. [Signature]
CLERK LAKE CIRCUIT COURT
JUN 16 1998

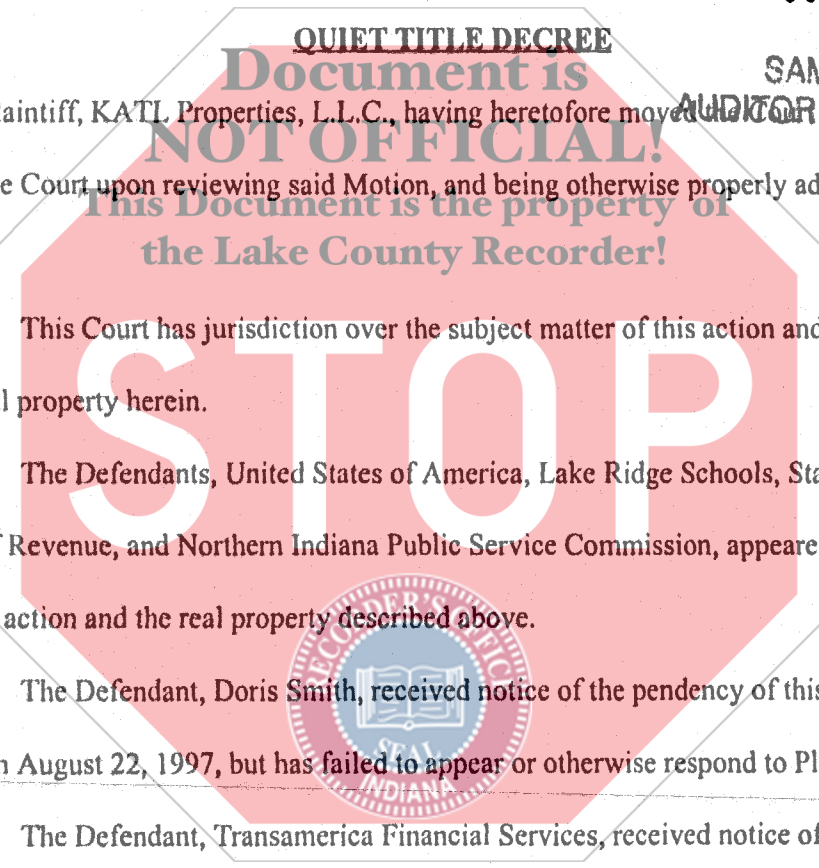
QUIET TITLE DECREE

The Plaintiff, KATL Properties, L.L.C., having heretofore moved for a

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, United States of America, Lake Ridge Schools, State of Indiana Department of Revenue, and Northern Indiana Public Service Commission, appeared and disclaimed any interest in this action and the real property described above.
3. The Defendant, Doris Smith, received notice of the pendency of this action by certified mail service on August 22, 1997, but has failed to appear or otherwise respond to Plaintiff's Complaint.
4. The Defendant, Transamerica Financial Services, received notice of the pendency of this action by certified mail service on August 25, 1997, but has failed to appear or otherwise respond to Plaintiff's Complaint.
5. The Defendant, Mercury Finance, received notice of the pendency of this action by certified mail service on August 25, 1997, but has failed to appear or otherwise respond to Plaintiff's Complaint.

CK# 1662
1500
KMC



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

Lot 13, Block 9, Chicago-Tolleston Land and Investment Company's Addition to Tolleston, City of Gary, as shown in Plat Book 2, Page 35, Lake County, Indiana, except that Part taken for alley purposes,

and more commonly known as 2348 Delaware 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 97041893 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 13, Block 9, Chicago-Tolleston Land and Investment Company's Addition to Tolleston, City of Gary, as shown in Plat Book 2, Page 35, Lake County, Indiana, except that

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

Lot 13, Block 9, Chicago-Tolleston Land and Investment Company's Addition to Tolleston, City of Gary, as shown in Plat Book 2, Page 35, Lake County, Indiana, except that Part taken for alley purposes,

and more commonly known as 2348 Delaware 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 97041893 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 13, Block 9, Chicago-Tolleston Land and Investment Company's Addition to Tolleston, City of Gary, as shown in Plat Book 2, Page 35, Lake County, Indiana, except that

Part taken for alley purposes,

and more commonly known as 2348 Delaware 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.

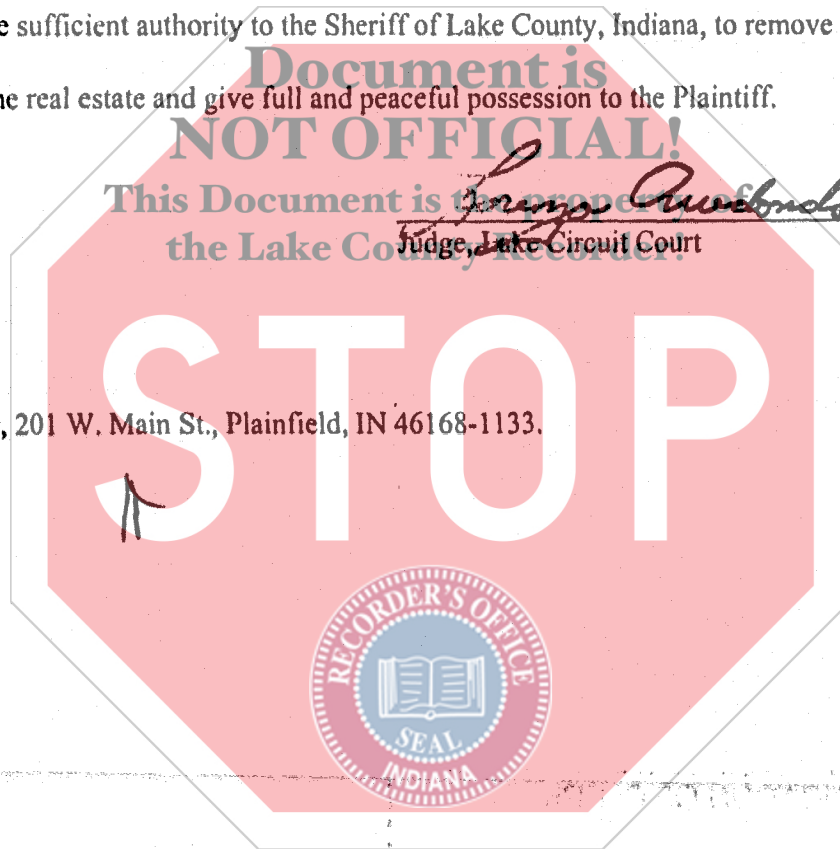
3. The Defendants, or any occupants claiming by, under and through them, shall forthwith surrender said real estate to the Plaintiff, and in the event that such person or persons so in possession of the real estate shall refuse to fully and peaceably surrender possession, a certified copy of this Quiet 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.

APR 29 1998

Dated

Distribution:

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



RECORDED
MAY 13 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
20 day of May, 1998.
Anna M. Aston
Clerk of the Lake Circuit and Superior Courts

By: Josephine A. Ruff
Deputy Clerk