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STATE OF INDIANA )  
                          ) SS:  
COUNTY OF LAKE 98045694

STATE OF INDIANA  
IN THE LAKE CIRCUIT COURT  
FILED FOR RECORD  
CAUSE NO. 15C81-9802-CP-00416  
98 JUL 18 AM 8:00

KATL PROPERTIES, L.L.C., )

MORRIS W. CALENER  
RECORDER

Plaintiff,

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

vs.

JUN 16 1998

Filed in Open Court

MONTE PATRICK, et al., )

SAM ORLICH )

MAY 04 1998

Defendants. )

AUDITOR LAKE COUNTY )

*Anna M. Antox*  
CLERK LAKE CIRCUIT COURT

Document is  
QUIET TITLE DECREE  
NOT OFFICIAL!

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, Monte Patrick, and the unknown heirs and devisees of Monte Patrick, 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, Monte Patrick, was notified of the pendency of this action by certified mail service on March 6, 1998.

4. The Defendant, East Chicago Teachers Credit Union, was notified of the pendency of this action by certified mail service on March 5, 1998.

453097

CK# 001232  
11063  
CS 15-00

The South 6 feet of Lot 9 and the North 21 feet of Lot 10 in Block 4 in Gary Park, as per plat thereof, recorded in Plat Book 6, Page 25 in the Office of the Recorder of Lake County, Indiana,

and more commonly known as 2336 Buchanan 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.

*May 4 1978*  
Dated

Distribution:

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

*James A. ...*  
Judge, Lake Circuit Court



MAY 16 1998  
RECORDED



**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 June, 1998.

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

By: Jacqueline Skiff  
Deputy Clerk

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

The South 6 feet of Lot 9 and the North 21 feet of Lot 10 in Block 4 in Gary Park, as per plat thereof, recorded in Plat Book 6, Page 25 in the Office of the Recorder of Lake County, Indiana,

and more commonly known as 2336 Buchanan 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 97074503 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:

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

The South 6 feet of Lot 9 and the North 21 feet of Lot 10 in Block 4 in Gary Park, as per plat thereof, recorded in Plat Book 6, Page 25 in the Office of the Recorder of Lake County, Indiana,

and more commonly known as 2336 Buchanan 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 97074503 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:

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Forensic Audubon  
Judge, Lake Circuit Court