

Lot 17, Block 34, Gary Land Company's First Subdivision in the City of Gary, as per plat thereof, recorded in Plat Book 6, Page 15, in the Office of the Recorder in Lake County, Indiana,

and more commonly known as 765 Adams Street, Gary, Indiana.

6. 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.

7. Said tax deed was recorded November 3, 1997, as Instrument Number 97074479 in the Office of the Recorder of Lake County, Indiana.

8. 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.

9. 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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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.

Document is
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This Document is the property of
the Lake County Recorder

5-21-98

Dated

[Signature]
Judge, Lake Circuit Court

Distribution:

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

↑



JUN 25 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 23rd day of June, 1998.

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

By: Jacqueline S. Ruff
Deputy Clerk