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STATE OF INDIANA)

)SS:

COUNTY OF LAKE)

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IN THE STATE CIRCUIT COURT
LAKE COUNTY
FILED FOR REC'D
CAUSE NO. 45C01-9711-CP-2804

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KATL PROPERTIES, L.L.C.,)

Plaintiff,)

v.)

JAMES BEASELEY, et al.,)

Defendants.)

MORRIS W. CARTER
RECORDER

Filed in Open Court

JUL 07 1999

Anna N. Antow
CLERK LAKE CIRCUIT COURT

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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:

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 Defendant, Ameritech, Inc., appeared and disclaimed any interest in this action and the real property described above.

3. The Defendants, James Beaseley and Louberta Beaseley, received notice of the pendency of this action by service of summons by publication in *The Times* on December 5, 12, and 19, 1997, but have failed to appear or otherwise respond to Plaintiff's Complaint.

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

The South 20 feet of Lot 2 and the North 20 feet of Lot 3
In Block 26 in Ironwood Unit "A", in the City of Gary,
As per plat thereof, recorded in Plat Book 21, Page 4, in the
Office of the Recorder of Lake County, Indiana,

and more commonly known as 2206 Ohio Street, Gary, Indiana.

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PETER BENJAMIN
LAKE COUNTY AUDITOR

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5. 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.

6. Said tax deed was recorded June 27, 1997, as Instrument Number 97041920 in the Office of the Recorder of Lake County, Indiana.

7. 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.

8. 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:

The South 20 feet of Lot 2 and the North 20 feet of Lot 3
In Block 26 in Ironwood Unit "A", in the City of Gary,
As per plat thereof, recorded in Plat Book 21, Page 4, in the
Office of the Recorder of Lake County, Indiana,

and more commonly known as 2206 Ohio 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.

~~799 07 2000~~
Dated


Judge, Lake Circuit Court

Distribution:

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