

12

FILED TO RECORD

2003 079042

RETURN TO: GLENN R. PATTERSON, ESQ.  
TAUBER & WESTLAND, P.C.  
9211 BROADWAY  
MERRILLVILLE, INDIANA 46410

**NOTICE OF ENTRY OF JUDGMENT  
QUIETING TITLE TO REAL ESTATE**

Notice is hereby given that on July 16, 2003, the Lake Circuit Court sitting in Crown Point, Indiana, in a cause entitled *Constantine Karagias v. Howard D. Gower and All Unknown Persons, Corporations, Partnerships or Other Entities In Possession Of The Real Estate Described Herein Or Claiming Any Interest Therein*, Cause No. 45C01-0304-PL-00085, did enter a judgment in favor of Constantine Karagias, and against the defendants named therein, quieting title to the following described real estate:

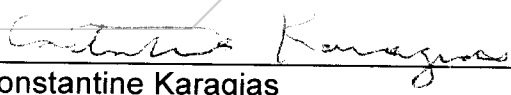
Lots 29 and 30, in Block 1, in Soh's Second Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 2 page 12, in the Office of the Recorder of Lake County, Indiana.

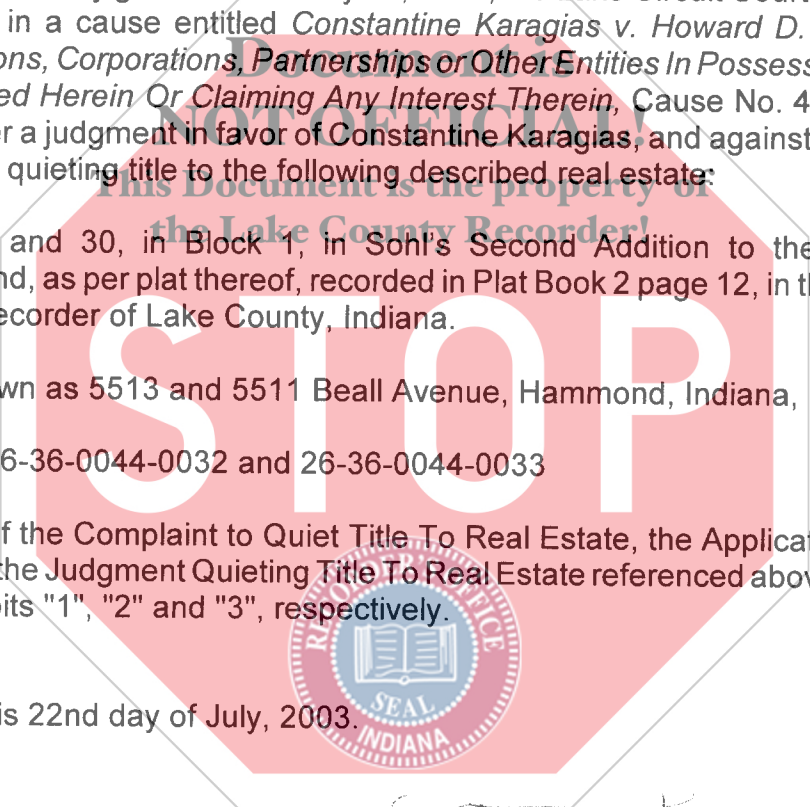
Commonly known as 5513 and 5511 Beall Avenue, Hammond, Indiana,

Tax Key Nos. 26-36-0044-0032 and 26-36-0044-0033

A copy of the Complaint to Quiet Title To Real Estate, the Application For Default Judgment, and the Judgment Quieting Title To Real Estate referenced above, are attached hereto as Exhibits "1", "2" and "3", respectively.

Dated this 22nd day of July, 2003.

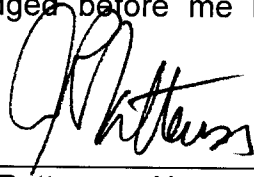
  
Constantine Karagias



31.00  
OK # 2445  
CP

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF LAKE     )

The foregoing instrument was acknowledged before me by CONSTANTINE KARAGIAS, this 23rd day of July, 2003.



\_\_\_\_\_  
Glenn R. Patterson, Notary Public

My Commission Expires:

\_\_\_\_\_  
November 25, 2008

County of Residence:

\_\_\_\_\_  
Lake



This instrument prepared by Glenn R. Patterson, Esq., Tauber & Westland, P.C., 9211 Broadway, Merrillville, Indiana 46410

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3. That the defendant Howard D. Gower may claim to have some right, title and interest in the Real Estate, but that all of any such right, title or interest of said defendant is inferior to that of the plaintiff.

4. That plaintiff asserts title to the Real Estate against the defendant, and all persons claiming by, under or through the defendant, and the purpose of this Complaint is to quiet plaintiff's title to the Real Estate.

5. That plaintiff has named or described all defendants in this Cause, and all persons within the knowledge of plaintiff through whom any hostile claim may be asserted against the Real Estate or plaintiff's interest therein.

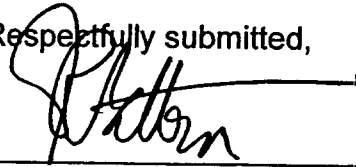
6. That the tax title deed to the County of Lake, State of Indiana, and Plaintiff's Deeds are *prima facie* evidence of the regularity of the tax sale proceeding, the regularity of all proceedings resulting in the issuance and recording of Plaintiff's Deeds, and of valid title to the Real Estate in fee simple in plaintiff's name.

7. Plaintiff's Deeds vest in plaintiff an estate in fee simple absolute, free and clear of all liens and encumbrances created or suffered before the date of Plaintiff's Deeds, except the lien of the State of Indiana for taxes and special assessments which accrued subsequent to the date of Plaintiff's Deeds.

WHEREFORE, plaintiff prays that this Court enter a decree divesting the defendant, and any and all persons, corporations, heirs, lessors or assignees, claiming by, under or through the defendant of any right, title or interest in the Real Estate, quieting the title to the Real Estate in plaintiff as against the world, and vesting in plaintiff an estate in the Real Estate in fee simple absolute, free and clear of any and all liens, claims and encumbrances, by, under or through the defendant, arising prior to the date of Plaintiff's

Deeds, except the lien of the State of Indiana for property taxes and special assessments and for all other just and proper relief in the premises.

Respectfully submitted,



---

Glenn R. Patterson, Atty. #6310-45  
Attorney for Plaintiff

TAUBER & WESTLAND, P.C.  
9211 Broadway  
Merrillville, Indiana 46410  
(219) 769-6474



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2003 005980

2003 JAN 06 10:00

RECORDED  
LAWYER  
RECORDER

### COMMISSIONERS QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT, the Board of Commissioners of Lake County, State of Indiana, RELEASE, QUIT-CLAIM, AND CONVEY to

KARAGIAS, CONSTANTINE (INDIVIDUAL)  
733 TORRENCE  
CALUMET CITY, IL 60409

for and in consideration of the sum of SIX HUNDRED AND 0/100 DOLLARS (\$600) the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

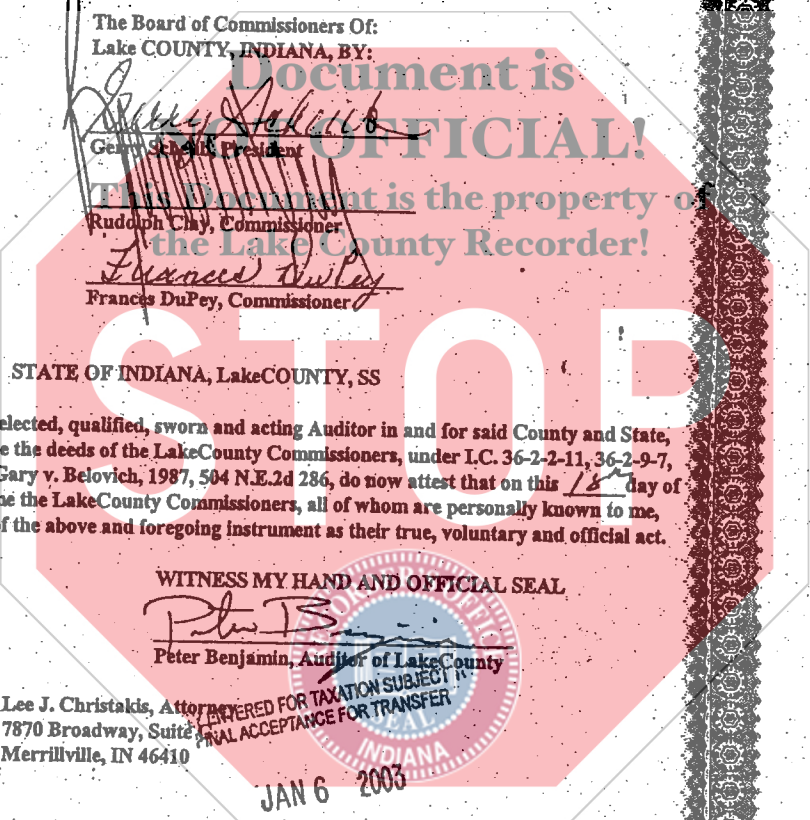
PROPERTY ID: 26-36-0044-0032  
Common Address: 5513 BEALL AVE  
HAMMOND, IN 46320  
Legal Description: LOT 29, BLOCK 1 IN SOHLS 2ND ADDITION, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

This deed is hereby confirmed as the true, voluntary and official act of the Lake County Commissioners.

IN WITNESS WHEREOF, the duly elected, qualified, sworn and acting Board of Commissioners of Lake County, Indiana, have hereunto set their hands as their official act on this 18 day of December, 2002.

The Board of Commissioners Of:  
Lake COUNTY, INDIANA, BY:

*[Signature]*  
Gary Schell, President  
*[Signature]*  
Rudolph Chy, Commissioner  
*[Signature]*  
Frances DuPey, Commissioner



STATE OF INDIANA, Lake COUNTY, SS

Before me, the undersigned, duly elected, qualified, sworn and acting Auditor in and for said County and State, empowered by law to acknowledge the deeds of the Lake County Commissioners, under I.C. 36-2-2-11, 36-2-9-7, 32-1-2-18, 32-1-2-23, and City of Gary v. Belovich, 1987, 504 N.E.2d 286, do now attest that on this 18 day of December, 2002, personally came the Lake County Commissioners, all of whom are personally known to me, and acknowledged the execution of the above and foregoing instrument as their true, voluntary and official act.

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
Peter Benjamin, Auditor of Lake County

This instrument is prepared by: Lee J. Christakis, Attorney  
7870 Broadway, Suite 100  
Merrillville, IN 46410

JAN 6 2003

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

*Ne*  
*high*

*2977*

EXHIBIT "A"

2003 005981

2003 JAN 17 10:00

HONORS M. CARTER  
RECORDER

**COMMISSIONERS QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH THAT, the Board of Commissioners of Lake County, State of Indiana, RELEASE, QUIT-CLAIM, AND CONVEY to

KARAGIAS, CONSTANTINE (INDIVIDUAL)  
733 TORRENCE  
CALUMET CITY, IL 60409

for and in consideration of the sum of SIX HUNDRED AND 0/100 DOLLARS (\$600) the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

PROPERTY ID: 26-36-0044-0033  
Common Address: 5511 BEALL AVE  
HAMMOND, IN 46320  
Legal Description: LOTS NUMBER THIRTY (30), IN BLOCK NO. ONE (1), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF SOHL'S SECOND ADDITION TO THE CITY OF HAMMOND, IN LAKE COUNTY, INDIANA.

This deed is hereby confirmed as the true, voluntary and official act of the Lake County Commissioners.

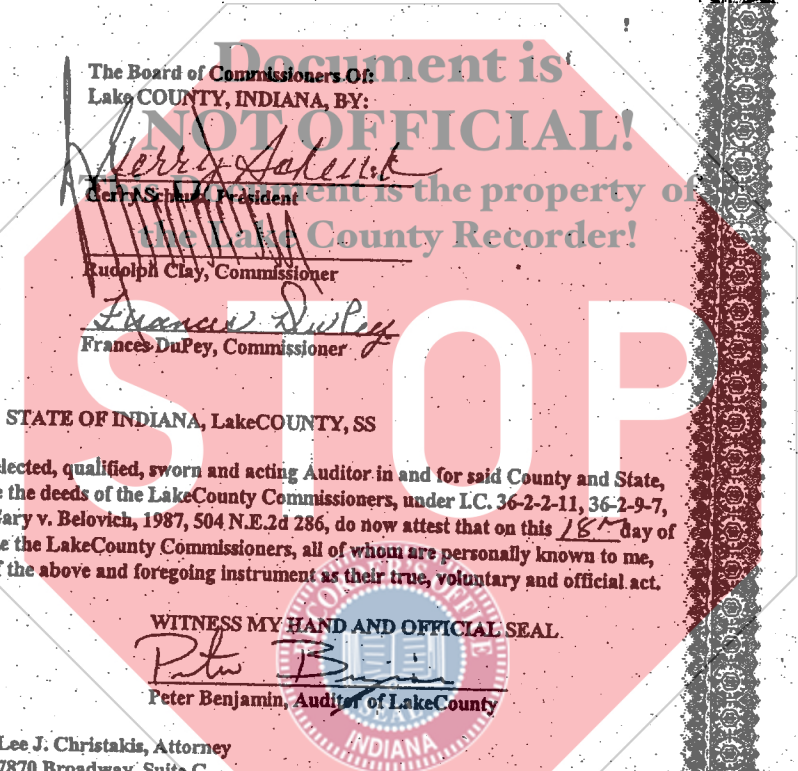
IN WITNESS WHEREOF, the duly elected, qualified, sworn and acting Board of Commissioners of Lake County, Indiana, have hereunto set their hands as their official act on this 18 day of December, 2002.

The Board of Commissioners Of:  
Lake COUNTY, INDIANA, BY:

*[Signature]*  
Cory A. Schuch, President

*[Signature]*  
Rudolph Clay, Commissioner

*[Signature]*  
Frances DuPey, Commissioner



STATE OF INDIANA, Lake COUNTY, SS

Before me, the undersigned, duly elected, qualified, sworn and acting Auditor in and for said County and State, empowered by law to acknowledge the deeds of the Lake County Commissioners, under LC. 36-2-2-11, 36-2-9-7, 32-1-2-18, 32-1-2-23, and City of Gary v. Belovich, 1987, 504 N.E.2d 286, do now attest that on this 18 day of December 2002, personally came the Lake County Commissioners, all of whom are personally known to me, and acknowledged the execution of the above and foregoing instrument as their true, voluntary and official act.

WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
Peter Benjamin, Auditor of Lake County

This instrument is prepared by: Lee J. Christakis, Attorney  
7870 Broadway, Suite G  
Merrillville, IN 46410

FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JAN 6 2003 *[Signature]*  
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR  
02978

EXHIBIT "B"

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

LAKE SUPERIOR/CIRCUIT COURT  
CROWN POINT, INDIANA

CONSTANTINE KARAGIAS,  
Plaintiff

vs.

HOWARD D. GOWER,  
and ALL UNKNOWN PERSONS,  
CORPORATIONS, PARTNERSHIPS OR  
OTHER ENTITIES IN POSSESSION OF  
THE REAL ESTATE DESCRIBED HEREIN  
OR CLAIMING ANY INTEREST THEREIN,

Defendants

CAUSE NO. 45C01-0304-PL-00085

**Filed in Clerk's Office**

JUL 09 2003

*Anne M. Anton*  
CLERK LAKE CIRCUIT COURT

VERIFIED APPLICATION FOR DEFAULT JUDGMENT

Comes now the plaintiff, CONSTANTINE KARAGIAS, by counsel, and pursuant to Trial Rule 55, makes application for default judgment on the grounds that:

1. On or about May 2, 2003, service of summons and complaint was unsuccessfully attempted upon the defendant HOWARD D. GOWER by the Sheriff of Lake County, Indiana.
2. On May 23, May 30, and June 6, 2003, the last date being more than thirty (30) days prior to the date of this Application, service of summons by publication was made on the defendants HOWARD D. GOWER AND ALL UNKNOWN PERSONS, CORPORATIONS, PARTNERSHIPS OR OTHER ENTITIES IN POSSESSION OF THE REAL ESTATE DESCRIBED HEREIN OR CLAIMING INTEREST HEREIN, in *The Times*, pursuant to the Publisher's Affidavit attached hereto as Exhibit "A".

EXHIBIT "2"

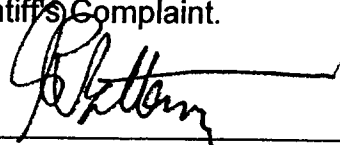


4. That the defendant has not appeared in this action in person or by counsel, and has failed to plead or otherwise comply with the Indiana Rules of Trial Procedure.

5. That the defendant is not known to be an infant or incompetent, and is not known to be in the military service of the United States.

6. I affirm under the penalties of perjury that the foregoing representations are true.

WHEREFORE, plaintiff applies to the Court for default judgment against the defendants herein for the relief prayed for in plaintiff's Complaint.



Glenn R. Patterson, Attorney No. 6310-45  
Attorney for Plaintiff

TAUBER & WESTLAND, P.C.  
9211 Broadway  
Merrillville, Indiana 46410  
(219) 769-6474



SUPERIOR/CIRCUIT COURT  
 CROWN POINT, INDIANA  
 CONSTANTINE KARAGIAS,  
 Plaintiff  
 vs.  
 HOWARD D. GOWER,  
 and ALL UNKNOWN  
 PERSONS, CORPORATIONS,  
 PARTNERSHIPS OR  
 OTHER ENTITIES IN  
 POSSESSION HEREIN  
 OR CLAIMING ANY  
 INTEREST THEREIN,  
 Defendants.  
 CAUSE NO.:  
 45C01-0304-PL-00085  
 NOTICE OF SERVICE  
 BY PUBLICATION

PUBLISHER'S AFFIDAVIT

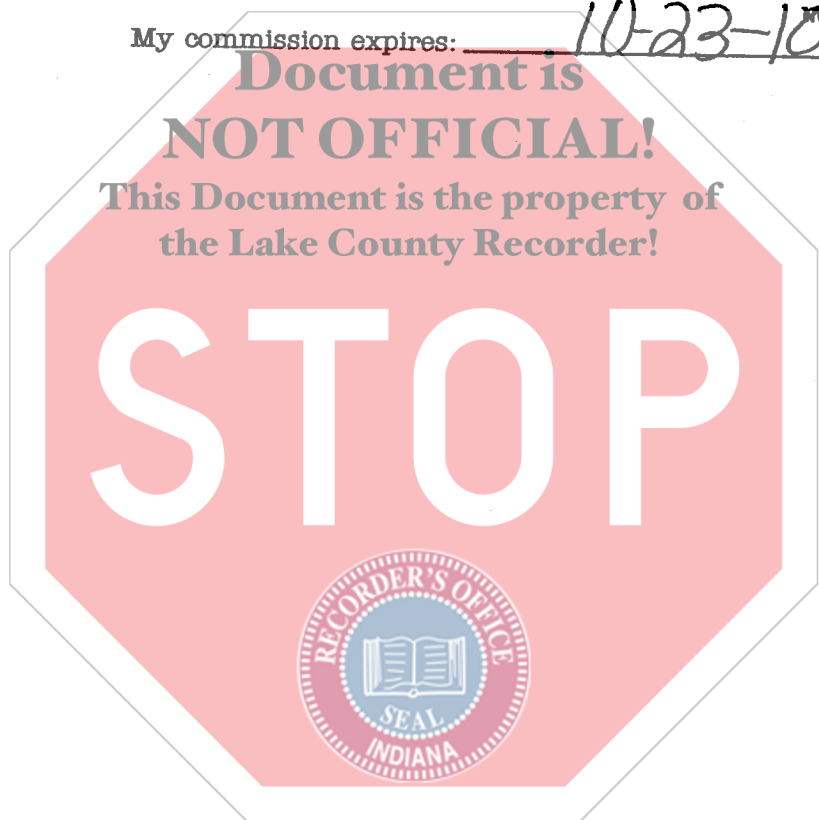
State of Indiana )  
 ) ss:  
 Lake County )

Personally appeared before me, a notary public in and for said county and state,  
 the undersigned VICTORIA SCHUNLER who, being duly sworn, says that She is  
 Legal Clerk of the TIMES newspaper of general circulation  
 printed and published in the English language in the (city) (town) of Munster  
 in the state and county aforesaid, and that the printed matter attached hereto is  
 a true copy, which was duly published in said paper for 3 time S, the dates  
 of publication being as follows:

May 23, 30, June 6, 2003  
Victoria Schunler  
 Subscribed and sworn to before me this 9 day of June, 2003

Denise G. Cordrey  
 Notary Public

My commission expires: 10-23-10



Be it known that on the 14th day of April, 2003, the above-named Plaintiff by its attorney, filed in the Office of the Clerk of the Lake Superior/Circuit Court, sitting in Crown Point, Lake County, Indiana, Cause No. 45C01-0304-PL-00085, a complaint against the Defendants in the above-entitled cause. That said Plaintiff has also filed in said Clerk's Office, the Affidavit of Glenn R. Patterson, Attorney at Law, showing that the addresses of the Defendants, Howard D. Gower and All Unknown Persons, Corporations, Partnerships or Other Entities in Possession of the Real Estate Described in Plaintiff's Complaint, or Claiming any Interest in the Real Estate Described in Plaintiff's Complaint, are unknown to the Plaintiff and that upon diligent inquiry, the Plaintiff has been unable to locate said Defendants; that said cause of action is to quiet title in the name of the Plaintiff to the real estate legally described as:  
 Lots 29 and 30 in Block 1 in Sub's Second Addition to the City of Hammond as per plat thereof, recorded in Plat Book 2, page 12 in the Office of the Recorder of Lake County, Indiana.  
 Commonly known as E513 and 5511 Beall Avenue, Hammond, Indiana and referred to herein as the "Real Estate".  
 And that said Defendants are necessary parties for this action.  
 Now, therefore, said Defendants are hereby notified of the filing and pendency of said Complaint, and that unless they appear and answer or otherwise respond thereto within thirty (30) days after the last publication of this notice, in the Lake Superior/Circuit Court, Crown Point, Indiana, said Complaint and the matters and things therein contained and alleged will be heard and determined in said Defendant's absence, and a judgment by default may be entered against said Defendants for the relief demanded in said Complaint.  
 In witness whereof, I have set my hand and affixed my seal of said Court at Crown Point, Indiana, this 20th day of May, 2003.  
 Anna N. Arton, Clerk  
 Lake Superior/Circuit Court  
 Shirley V. Payne, Deputy  
 Glenn R. Patterson  
 Attorney for Plaintiff  
 Tauber & Westland, P.C.  
 9211 Broadway  
 Merrillville, IN 46410  
 5/23,30,6/6 1329687

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

LAKE SUPERIOR/CIRCUIT COURT  
CROWN POINT, INDIANA

CONSTANTINE KARAGIAS,  
 )  
 )  
 ) Plaintiff )

vs. )

CAUSE NO. 45C01-0304-PL-00085

HOWARD D. GOWER,  
 )  
 ) and ALL UNKNOWN PERSONS,  
 ) CORPORATIONS, PARTNERSHIPS OR  
 ) OTHER ENTITIES IN POSSESSION OF  
 ) THE REAL ESTATE DESCRIBED HEREIN  
 ) OR CLAIMING ANY INTEREST THEREIN,  
 )

Defendants )

**Filed in Open Court**

JUL 16 2003

*Anna M. Anton*  
CLERK LAKE CIRCUIT COURT

JUDGMENT QUIETING TITLE TO REAL ESTATE

Comes now the Plaintiff, by counsel, and having filed its Verified Application For Default Judgment, and the Court having considered the same and being duly advised in the premises, now finds that Plaintiff is entitled to have the fee simple title to the real estate described herein quieted forevermore by judgment in Plaintiff's name, and that Plaintiff is entitled to possession of said real estate, exclusive of any right of any of the Defendants herein.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED as follows:

1. That Plaintiff be, and it is hereby, granted judgment against the Defendants HOWARD D. GOWER and ALL UNKNOWN PERSONS, CORPORATIONS, PARTNERSHIPS OR OTHER ENTITIES IN POSSESSION OF THE REAL ESTATE DESCRIBED HEREIN OR CLAIMING INTEREST HEREIN; and
2. That CONSTANTINE KARAGIAS is now the sole and only fee simple record title owner of the following described real estate:

EXHIBIT "3"

Lots 29 and 30, in Block 1, in Sohl's Second Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 2 page 12, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 5513 and 5511 Beall Avenue, Hammond, Indiana, and referred to herein as the "Real Estate".

3. CONSTANTINE KARAGIAS' title to the Real Estate is hereby forever quieted against any and all claims or demands of the Defendants HOWARD D. GOWER and ALL UNKNOWN PERSONS, CORPORATIONS, PARTNERSHIPS OR OTHER ENTITIES IN POSSESSION OF THE REAL ESTATE DESCRIBED HEREIN OR CLAIMING INTEREST HEREIN, and any person or entity claiming under said Defendants to any estate, right, title, lien or interest in the Real Estate; and

4. That the Defendants HOWARD D. GOWER and ALL UNKNOWN PERSONS, CORPORATIONS, PARTNERSHIPS OR OTHER ENTITIES IN POSSESSION OF THE REAL ESTATE DESCRIBED HEREIN OR CLAIMING INTEREST HEREIN, and each of them, and any person or entity claiming under said Defendants are hereby permanently enjoined and restrained from asserting any claim or interest in or to the Real Estate, or any part of or interest therein; and

5. That the Defendants HOWARD D. GOWER and ALL UNKNOWN PERSONS, CORPORATIONS, PARTNERSHIPS OR OTHER ENTITIES IN POSSESSION OF THE REAL ESTATE DESCRIBED HEREIN OR CLAIMING INTEREST HEREIN, and each of them, and all persons or entities claiming under said Defendants, have no estate, right, title, lien or interest in or to the Real Estate or any part of or interest therein; and

6. CONSTANTINE KARAGIAS has the exclusive right to the use and possession of the Real Estate, as against any and all claims to the contrary of HOWARD D. GOWER and ALL UNKNOWN PERSONS, CORPORATIONS, PARTNERSHIPS OR OTHER ENTITIES IN POSSESSION OF THE REAL ESTATE DESCRIBED HEREIN OR CLAIMING INTEREST HEREIN; and

7. Upon presentation of a certified copy of this Judgment to the Clerk of this Court, that a *writ of assistance* shall be issued to the Sheriff of Lake County, Indiana, to put Plaintiff in possession of the Real Estate, and to maintain and defend Plaintiff's possession thereof.

ALL OF WHICH IS SO ORDERED, ADJUDGED AND DECREED this 16 day of July, 2003.

*Jeremy M. Fournier*  
Judge, Lake Circuit Court

