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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT
EAST CHICAGO, INDIANA

2009 060347

1166 JOLIET STREET, L.L.C., an Indiana
Limited Liability Company, as successor
in title to Carolyn Marie Hennig,
Patricia Elaine Hardesty, and
Charles Harry Neyhart, the heirs of
Russell R. Neyhart and Dorothy C. Neyhart

Plaintiff,

CAUSE NO. 45D02-0902-PL-00076

vs.

SHENANDOAH FINANCIAL, INC., and
GUARDIAN NATIONAL ACCEPTANCE
CORPORATION,

Defendants.

Filed in Open Court

MAY 05 2009

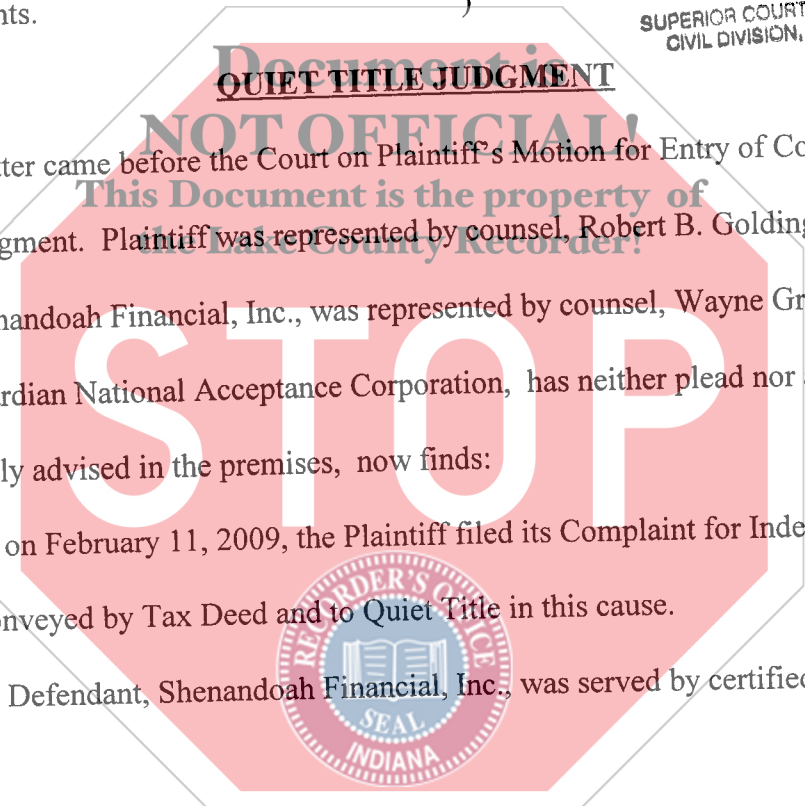
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MICHIGAN
SUPERIOR COURT OF LAKE COUNTY
CIVIL DIVISION, COURT ROOM 102

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

QUIET TITLE JUDGMENT

This matter came before the Court on Plaintiff's Motion for Entry of Consent Judgment and Default Judgment. Plaintiff was represented by counsel, Robert B. Golding, Jr. The Defendant, Shenandoah Financial, Inc., was represented by counsel, Wayne Greeson. The Defendant, Guardian National Acceptance Corporation, has neither plead nor appeared. The Court, being duly advised in the premises, now finds:

1. That on February 11, 2009, the Plaintiff filed its Complaint for Independent Action to Defeat Title Conveyed by Tax Deed and to Quiet Title in this cause.
2. That Defendant, Shenandoah Financial, Inc., was served by certified mail on February 17, 2009.
3. That Defendant, Guardian National Acceptance Corporation, was served by certified



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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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FINAL ACCEPTANCE FOR TRANSFER

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mail on February 17, 2009.

4. That Defendant, Shenandoah Financial, Inc., has consented to entry of a Quiet Title Judgment in this cause.

5. That Defendant, Guardian National Acceptance Corporation has not filed an appearance or plead.

6. That pursuant to Indiana Rules of Trial Procedure, Guardian National Acceptance Corporation was required to answer the Plaintiff's Complaint on or before March 12, 2009.

7. That, pursuant to Trial Rule 55(B), IND. CODE 6-1.1-25-14 and IND. CODE 6-1.1-25-16 and other applicable law, Plaintiff is entitled to judgment, to have its title to the real estate quieted, and to have the rights, title and interests of all other persons extinguished, because the facts alleged in the Plaintiff's Complaint are legally sufficient and should be taken as true and because the Defendant, Shenandoah Financial, Inc., has consented to the entry of a quiet title judgment in this cause.

8. That the Court has subject matter jurisdiction, pursuant to IND. CODE 33-33-45-6, *Browning v. Smith*, 139 Ind. 280, 285, 37 N.E.540 (Ind. 1894), and *Bank One Trust No. 386 v. Zem, Inc.*, 809 N.E.2d 873, 877 (Ind. Ct. App., 2004), *trans. denied*.

9. That venue is proper in Lake County, Indiana.

IT IS, THEREFORE, CONSIDERED, ORDERED, ADJUDGED, AND DECREED BY THE COURT as follows:

1. That Judgment is hereby entered in favor of the Plaintiff and against all Defendants.
2. That Plaintiff's title to the following described real estate is quieted to the Plaintiff as against the Defendants, all those claiming through them, and as against the world:

All Lot 26 in Block 1 in W. H. Stiver's Addition to the Town of Griffith, as plat thereof, recorded in Plat Book 2 Page 97, in the Office of the Recorder of Lake County, Indiana. ("the real estate")

Key Number 09-11-0069-0026

Parcel Number 45-11-11-204-018.000-050

3. That all right, title and interest of the Defendants, all those claiming through them, and all others, is hereby divested and extinguished.

4. That the transfer records of the Auditor of Lake County, Indiana shall be amended to show fee simple, absolute title to the real estate in the Plaintiff free and clear of all other right, title or interest.

5. That the Plaintiff may record this Judgment in the deed records of the Office of the Recorder of Lake County, Indiana, and this Judgment shall have the effect of both a judgment and of a conveyance of the real estate duly executed by law.

SO ORDERED THIS 5th DAY OF May, 2009.

HON. CALVIN D. HAWKINS, JUDGE
LAKE SUPERIOR COURT
EAST CHICAGO, INDIANA

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 record of said Court.
Witness my hand and the seal of said Court on this 5th day of May, 2009.
Thomas R. Philpot
Clerk and Superior Court
Connie Garcia
Deputy Clerk

