

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

IN THE LAKE SUPERIOR COURT  
EAST CHICAGO, INDIANA

2011 026467

TOM WHITE, )  
 )  
Plaintiff, )

vs. )

CAUSE NO. 45D02-1101-CC-00004

ESTATE OF CHRISTINE CHALIFOUX, )  
DECEASED, CITY OF HAMMOND, INDIANA, )  
THE CODE ENFORCEMENT DEPARTMENT )  
OF THE CITY OF HAMMOND INDIANA )  
and the unknown lessees, creditors, )  
husband or wife, widower or widow, heirs, personal )  
representatives, trustees, trust beneficiaries, )  
remaindermen, and devisees of the above named )  
person; and any unknown person or persons )  
holding or claiming to hold a life estate or other )  
interest in the herein described real estate, )

Parcel No. 45-06-01-476-016.000-023

Filed in Open Court

MAY 10 2011

SUPERIOR COURT OF LAKE COUNTY  
CIVIL DIVISION COURT ROOM 2

Defendants.

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**QUIET TITLE JUDGMENT UPON MOTION FOR SUMMARY JUDGMENT**

This matter came before the Court on Plaintiff's Motion for Summary Judgment. The Plaintiff was represented by counsel, Robert B. Golding, Jr. The Defendants, City of Hammond, Indiana and the Code Enforcement Department of the City of Hammond, Indiana, have appeared and were represented by counsel, William J. O'Connor. The other Defendant, Estate of Christine Chalifoux, Deceased, has neither plead nor appeared. The Court, being duly advised in the premises, now finds:

1. That on January 12, 2011, Plaintiff filed his Quiet Title Complaint, Affidavit in Support of Request for Summons by Publication, Summons for Service by Publication,

MAY 11 2011

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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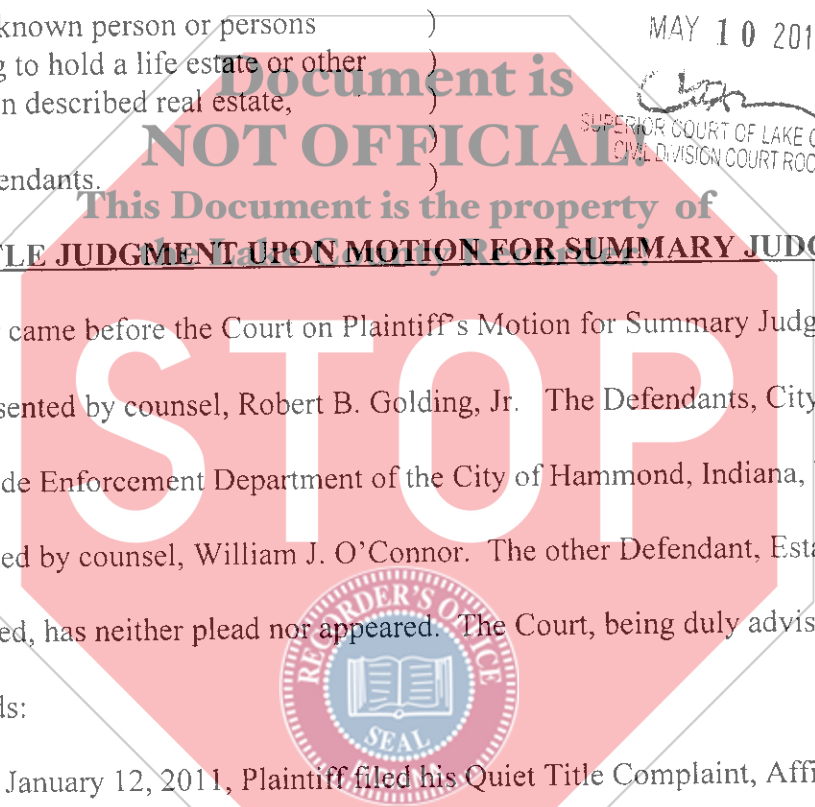
RM

Robert Golding  
P.O. Box 175  
Dger, IN 46311

1702

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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STATEMENT OF ASSESSMENT FOR SERVICE  
SUMMONS FOR SERVICE

Summons, and Affidavit for Quiet Title Action in this cause.

2. That the Defendant, the ESTATE OF CHRISTINE CHALIFOUX, DECEASED, was served by certified mail on January 20, 2011.

3. That the Defendants, CITY OF HAMMOND, INDIANA, and THE CODE ENFORCEMENT DEPARTMENT OF THE CITY OF HAMMOND, INDIANA, were served by certified mail on January 20, 2011.

4. That all of the Defendants were served with a Summons by Publication with the third and final Publication occurring on February 1, 2011.

5. That the Defendants, CITY OF HAMMOND, INDIANA, and THE CODE ENFORCEMENT DEPARTMENT OF THE CITY OF HAMMOND, INDIANA answered the Plaintiff's Quiet Title Complaint on or about February 22, 2011.

6. That the Plaintiff filed a Motion for Summary Judgment and Designation of Evidence, and Memorandum in Support of said motion on March 1, 2011, and all parties, were served with a copy of said Motion, Designation, and Memorandum.

7. That none of the Defendants have come forward and designated any evidence in opposition to the Plaintiff's Motion for Summary Judgment notwithstanding proper notice and an opportunity to come forward and designate evidence.

8. That the Defendants, CITY OF HAMMOND, INDIANA, and THE CODE ENFORCEMENT DEPARTMENT OF THE CITY OF HAMMOND, INDIANA have consented to the entry of a Quiet Title Judgment in this cause.

9. That, pursuant to 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 Plaintiff's designated evidence is legally sufficient and is undisputed.

10. That the Court has subject matter jurisdiction, pursuant to *Browning v. Smith*, 139 Ind. 280, 285, 37 N.E.540 ( Ind. 1894) and other applicable law.

11. 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, the ESTATE OF CHRISTINE CHALIFOUX, DECEASED, CITY OF HAMMOND, INDIANA, and THE CODE ENFORCEMENT DEPARTMENT OF THE CITY OF HAMMOND, INDIANA all those claiming through them, and as against the world:

The South 17 feet 10 inches of Lot 2 and the North 17 feet 10 inches of Lot 3, Marshall's Addition, in the City of Hammond as shown in plat book 11, page 20, in Lake County, Indiana.

Street Address: 6314 Monroe Avenue, Hammond, IN 46320

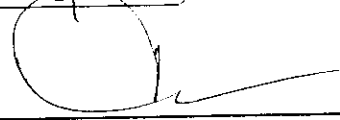
Parcel Number: 45-06-01-476-016.000-023 (Hereinafter referred to as the Real Estate)

3. That all rights, title and interests of Defendants, the ESTATE OF CHRISTINE CHALIFOUX, DECEASED, CITY OF HAMMOND, INDIANA, and THE CODE ENFORCEMENT DEPARTMENT OF THE CITY OF HAMMOND, INDIANA, all those claiming through them and all others, is hereby divested and extinguished, provided that the lien of the State of Indiana or a political subdivision for taxes and special assessments that accrue subsequent to the tax sale is not extinguished.

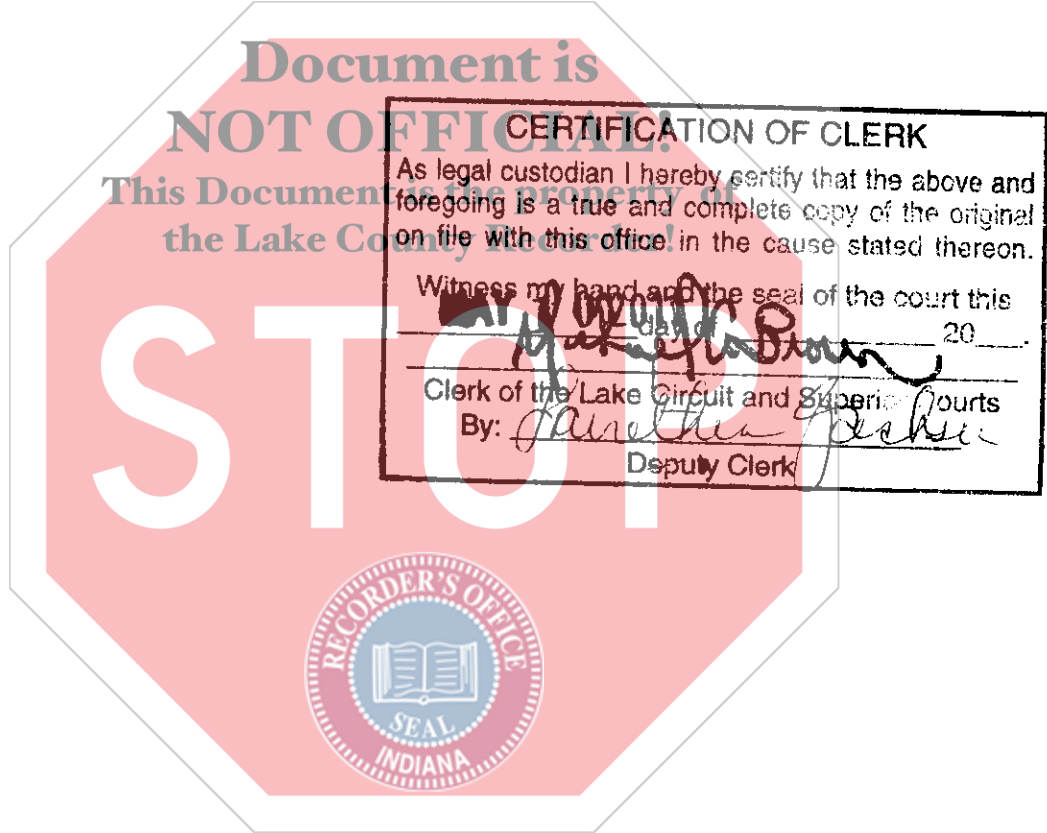
4. That the transfer records of the Auditor of Lake County, Indiana shall be amended to show fee simple, absolute title in the Plaintiff, TOM WHITE, free and clear of all other rights, title or interests.

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 to the Plaintiff, TOM WHITE, duly executed by law.

SO ORDERED THIS 10<sup>th</sup> DAY OF May, 2011.



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



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**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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Clerk of the Lake Circuit and Superior Courts  
By: [Signature]  
Deputy Clerk

RECORDER'S OFFICE  
SEAL  
INDIANA