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STATE OF INDIANA )  
 ) SS: **Filed in Open Court**  
COUNTY OF LAKE )  
 2011 AUG 31 AM 10:37  
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CHARLES V. PETTERSEN and MARY J. PETTERSEN,

AUG 24 2011  
MICHELLE S. FAJMAN  
RECORDER  
CLERK LAKE CIRCUIT COURT

Plaintiffs, ) CAUSE NO.: 45C01-1105-PL-0075

vs. )

AMERICAN PREMIER UNDERWRITERS, ) PARCEL NO.: 45-03-31-478-024.000-023  
INC., a Pennsylvania corporation, formerly known )  
as The Penn Central Corporation, a Pennsylvania ) COMMONLY KNOWN AS:  
corporation, ) R. of 1428-1500 Truman Street  
Defendant. ) Hammond, IN 46320

**JUDGMENT AND ORDER QUIETING TITLE TO REAL ESTATE**

Come now Plaintiffs, Charles V. Pettersen and Mary J. Pettersen, by counsel, Chris Fox, Attorney at Law, having filed their Motion for Judgment and Order Quieting Title to Real Estate, and the Court, having reviewed said Motion and being duly advised in the premises,

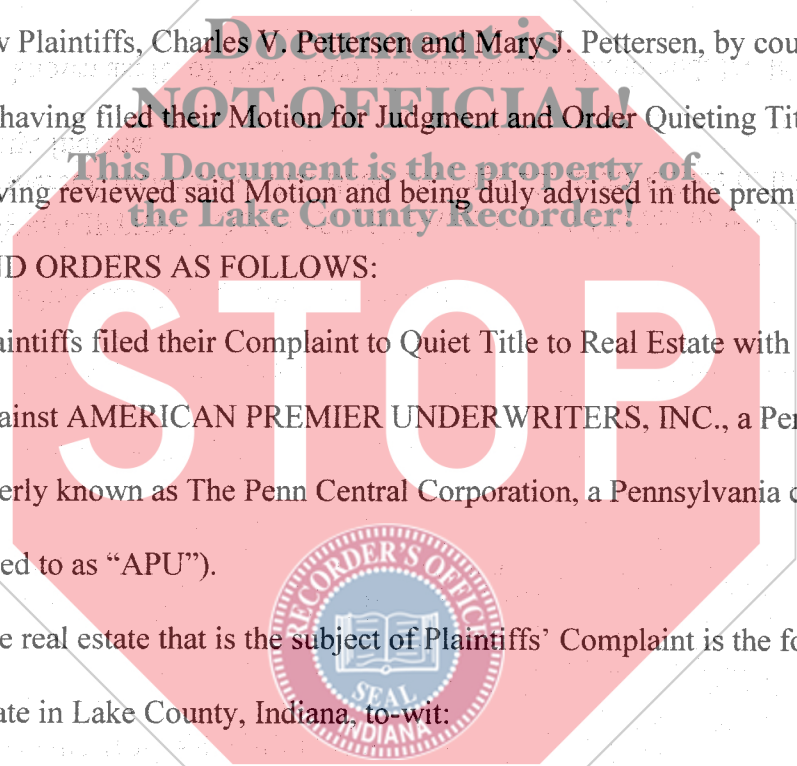
NOW FINDS AND ORDERS AS FOLLOWS:

1. Plaintiffs filed their Complaint to Quiet Title to Real Estate with the Court on May 23, 2011, against AMERICAN PREMIER UNDERWRITERS, INC., a Pennsylvania corporation, formerly known as The Penn Central Corporation, a Pennsylvania corporation (hereinafter referred to as "APU").

2. The real estate that is the subject of Plaintiffs' Complaint is the following described real estate in Lake County, Indiana, to-wit:

LEGAL DESCRIPTION: Outlot "B", in Tewes Park Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 20, page 22, in the Office of the Recorder of Lake County, Indiana.

commonly known as: R. of 1428-1500 Truman Street, Hammond, IN 46320



**RECEIVED**

AUG 25 2011

*Michelle S. Fajman*  
CLERK LAKE CIRCUIT COURT

**FILED**

AUG 31 2011

055216

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

17 <sup>00</sup>  
✓ # 1839

AS

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Parcel Number: 45-03-31-478-024.000-023

(hereinafter referred to as the "Real Estate")

3. Service of summons issued on May 25, 2011, and APU was served on May 31, 2011.

4. Plaintiffs, by counsel, Chris Fox, and Defendant, APU, by counsel, Steven C. Coffaro, have executed a Stipulation and Disclaimer, which is on file with this Court and made a part of this order by reference.

5. Under said Stipulation and Disclaimer, Defendant, APU, has disclaimed any right, title or fee simple interest in and to the Real Estate.

6. The facts stated in Plaintiffs' Complaint are true and title to the Real Estate should be quieted in the name of Plaintiffs.

**Document is NOT OFFICIAL!**  
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**STOP**  
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COURT that Judgment is hereby entered in favor of Plaintiffs, Charles V. Pettersen and Mary J. Pettersen, against Defendant, AMERICAN PREMIER UNDERWRITERS, INC., a Pennsylvania corporation, formerly known as The Penn Central Corporation, a Pennsylvania corporation, and all parties claiming by, through, or under said Defendant, quieting title in Plaintiffs, Charles V. Pettersen and Mary J. Pettersen, as joint tenants with right of survivorship and not as tenants in common, to the following described real estate, to-wit:

LEGAL DESCRIPTION: Outlot "B", in Tewes Park Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 20, page 22, in the Office of the Recorder of Lake County, Indiana.

commonly known as: R. of 1428-1500 Truman Street, Hammond, IN 46320

Parcel Number: 45-03-31-478-024.000-023

IT IS FURTHER ORDERED, ADJUDGED AND DECREED BY THE COURT that Plaintiffs, Charles V. Pettersen and Mary J. Pettersen, as joint tenants with right of survivorship and not as tenants in common, are the owners in fee simple and are entitled to the quiet and peaceful possession of the aforescribed real estate and that said Defendant is without any right whatsoever to said real estate or any interest therein, and said Defendant has no estate, right, title, lien, judgment or interest in and to said real estate or any part thereof.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED BY THE COURT that the fee simple title of Plaintiffs, Charles V. Pettersen and Mary J. Pettersen, as joint tenants with right of survivorship and not as tenants in common, is quieted against any interest of Defendant, AMERICAN PREMIER UNDERWRITERS, INC., a Pennsylvania corporation, formerly known as The Penn Central Corporation, a Pennsylvania corporation and as against all parties claiming by, through, or under said Defendant and as against all the world, and that the Defendant and all of the rest of the world are hereby forever enjoined from asserting any right, title, or interest in the above described real estate and from, in any manner, interfering with said Plaintiffs' possession and enjoyment thereof.

ALL OF WHICH IS ORDERED, ADJUDGED AND DECREED this 24  
day of AUGUST, 2011.



*George C. Paves*

JUDGE, LAKE CIRCUIT COURT

Distribution:

Chris Fox, Esq., 516 E. 86<sup>th</sup> Ave., Merrillville, IN 46410

Steven C. Coffaro, Esq., One East Fourth Street, Suite 1400, Cincinnati, OH 45202

**Mail Tax Statements To:** CHARLES V. PETERSEN AND MARY J. PETERSEN  
7317 MCCOOK AVE  
HAMMOND IN 46323

**Mailing Address of Owners:** CHARLES V. PETERSEN AND MARY J. PETERSEN  
7317 MCCOOK AVE  
HAMMOND IN 46323

**After recording return to:** CHRIS FOX  
ATTORNEY AT LAW  
516 E 86<sup>TH</sup> AVE  
MERRILLVILLE IN 46410-6213  
(PHONE: 219/791-1520)

The foregoing Judgment and Order Quieting Title To Real Estate was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); using Chicago Title Insurance Company Commitment Number 620110091 as a reference.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Chris Fox

