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STATE OF INDIANA)

COUNTY OF LAKE)

PLUS ONE MORE, LLC; an Indiana Limited Liability Company,

Plaintiff,

vs.

VIOLET C. DICKENS, Deceased, 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 persons; and any unknown person or persons holding or claiming to hold a life estate or other interest in the herein described real estate,

Defendants.

STATE OF INDIANA
LAKE COUNTY
IN THE LAKE SUPERIOR COURT
EAST CHICAGO, INDIANA
FILED FOR RECORD

) SS:) 2013 050672

2013 JUL 12 PM 1:30

MICHAEL B. BROWN
RECORDER

) CAUSE NO. 45D02-1304-CC-00233

) Parcel No. 45-02-25-410-027.000-023

Filed in Open Court

JUL 10 2013

C. B. Brown
SUPERIOR COURT OF LAKE COUNTY
CIVIL DIVISION COURT ROOM 2

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QUIET TITLE JUDGMENT

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This matter came before the Court on Plaintiff's Motion for Entry of Default Judgment.

Plaintiff was represented by counsel, Robert B. Golding, Jr. The Defendant, the CITY OF HAMMOND, INDIANA, has disclaimed their interest in the real estate that is the subject matter of this quiet title action and has been dismissed. The Defendant, VIOLET C. DICKENS, Deceased, has neither appeared nor plead. The Court, being duly advised in the premises, now finds:

1. That on April 29, 2013, Plaintiff filed its Quiet Title Complaint, Affidavit in Support of Request for Summons by Publication, Summons for Service by Publication, Summons, and Affidavit for Quiet Title Action in this cause.

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FILED

JUL 12 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

↓
Robert Golding
P.O. Box 175
Dyer, IN 46311

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2530
RM

2. That the Defendant, VIOLET C. DICKENS, Deceased, was served by publication with the third and final publication occurring on May 21, 2013.

3. That the Defendant, CITY OF HAMMOND, INDIANA, was served by certified mail, has disclaimed its interest in the real estate that is the subject of this quiet title action and was dismissed as a Defendant on May 9, 2013.

4. That all of the Defendants were served with a Summons by Publication with the third and final Publication occurring on May 21, 2013.

5. That according to the Indiana Rules of Trial Procedure, Defendants were required to plead or otherwise comply with said rules on or before June 20, 2013.

6. That the allotted time has expired for Defendants to plead or otherwise comply with the Indiana Rules of Trial Procedure, and the said Defendants have not plead or otherwise complied with the Indiana Rules of Trial Procedure.

7. That the Defendants are not entitled to any stay or immunity from the entry of a default judgment.

8. That the allegations in the Complaint and the statements in the Affidavits should be taken as true, and those allegations and statements are legally sufficient to entitle the Plaintiff to judgment in favor of the Plaintiff and against the Defendant, VIOLET C. DICKENS, Deceased, pursuant to Ind. Code 6-1.1-25-14 and 6-1.1-25-16 and other applicable law, extinguishing any and all interests other than the interest of the Plaintiff in the real estate described in the Complaint.

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

10. 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 the Defendant,
VIOLET C. DICKENS, Deceased.

2. That Plaintiff's title to the following described real estate is quieted to the Plaintiff as
against the Defendant, VIOLET C. DICKENS, Deceased, all those claiming through her, and as
against the world:

Lot 28, Block 10 in the Subdivision of the East part of North Side Addition to the City of
Hammond, as per plat thereof, recorded in Plat book 1 page 97 in the Office of the
Recorder of Lake County, Indiana.

Street Address: 4636 Hohman Avenue, Hammond, IN 46327

Parcel Number 45-02-25-410-027.000-023 (Hereinafter referred to as the Real Estate)

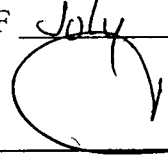
3. That all right, title and interest in the above described Real Estate of the Defendants,
VIOLET C. DICKENS, Deceased, all those claiming through her, and all others is hereby
divested and extinguished, except for the State's lien for taxes and special assessments that
accrue subsequent to the tax sale.

4. That the transfer records of the Auditor of Lake County, Indiana for the above
described Real Estate shall be amended to show fee simple, absolute title in the Plaintiff, PLUS
ONE MORE, LLC, 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 above described Real Estate to the Plaintiff, PLUS ONE MORE,

LLC, duly executed by law.

SO ORDERED THIS 10th DAY OF July, 2013.



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

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CLERK LAKE SUPERIOR COURT

