

STATE OF INDIANA)
)
COUNTY OF LAKE)
INDIANA)
2014 010393

STATE OF INDIANA)
LAKE COUNTY)
FILED FOR RECORD)
IN THE LAKE CIRCUIT COURT)
SS:)
SITTING AT CROWN POINT,)
2014 FEB 20 PM 2:56)

524, LLC
Petitioner,

MICHAEL B. BROWN
RECORDER

vs.

) CAUSE NO. 45C01-1008-MI-00098
) KEY NO. 45-21-05-200-003.000-044

ZAHID HASSAN
ET AL., and any persons with a substantial
interest in the below listed property, and all
persons claiming from, through, or under the
aforesaid parties or any of them whose
names are unknown to the Purchaser
Respondents,

Filed in Open Court

SEP 09 2013

Michael B. Brown
CLERK LAKE CIRCUIT COURT

**ORDER ON
VERIFIED PETITION TO SET ASIDE
TAX SALE AND SUBSEQUENT DEED**

This matter having come before the Court for Bench Trial on Respondent's, Zahid Hassan's, Verified Petition to Set Aside the Tax Sale and Subsequent Deed on August 7, 2013. The Court now finds as follows:

The Petitioner appears by Counsel, David Braatz. The Respondent, Zahid Hassan, appears by counsels, Megan L. Craig and John R. Craig. The Lake County Auditor appears in person by Gina Scheidt and by counsel, Randy Wyllie.

The parties inform the Court that an agreement has been reached in that the Auditor has found an error in its pre-sale notice and the Parties agree that said sale and subsequent Tax Deed should be set aside based on the error.

1. It is therefore Ordered that the Tax sale of: Key Number 45-21-05-200-003.000-044 in 2010 legally described: Honey Do Farms, Lot 2 was invalid and void ab initio.
2. That any and all subsequent Deeds issued regarding same are also void ab initio and shall be stricken from the County Records.
3. That the Order Quieting Title, also in this Court, but under Cause Number 45C01-1112-PL-

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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00185 shall now be set aside and the matter dismissed as the underlying instrument conveying title, is void. A separate Order shall also be filed in that cause.

4. That the County Recorder is Ordered to Strike any reference to a Deed for the above property transferring title to 524, LLC and title shall be vested as its ownership existed prior to the issuance of the above referenced Tax Deed to 524, LLC.

All of which is found and recommended 9/9/13


Magistrate, Robert Vann

So Ordered 9/9/13


Judge, George Paras

