

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

IN RE: THE MARRIAGE OF ZALAVADIA

IN THE LAKE SUPERIOR COURT

SITTING AT GARY, INDIANA

CAUSE NO: 45D03-1305-DR-00407 NKR

Mail Tax Bills To: ↓
Carmen Salgado-Zalavadia
3719 Main Street
East Chicago, IN 46321

Old Parcel No.: 25-30-321-15
New Parcel No.: 45-03-22-328-006.000-024

FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 30 2014

PEGGY HOLINGA KATON
LAKE COUNTY RECORDER

RECEIVER'S DEED

THIS INDENTURE WITNESSETH That, GEORGE S. BRASOVAN, pursuant to Court Order dated November 13, 2014, and the terms and provisions of the Decree of Dissolution dated November 13, 2014, under Cause No: 45D03-1305-DR-00407 NKR, in the Lake Superior Court, Gary, Lake County, Indiana, a copy of which is attached here to and incorporated herein as Exhibit "A", as receiver in the place and stead of **DHIRAJLAL ZALAVADIA**, RELEASES AND QUIT CLAIMS TO **CARMEN SALGADO-ZALAVADIA**, of Lake County in the State of Indiana, pursuant to Court Order as aforesaid, and other good and valuable consideration, the following described real estate in Lake County, in the State of Indiana:

Lot 15 in Block 2 in First Addition to Indiana Harbor, in the City of East Chicago, a per plat thereof, recorded in Plat Book 5 page 14, in the Office of the Recorder of Lake County, Indiana.

Subject to all taxes, covenants, conditions, restrictions, liens, mortgages, building lines and easements of record.

Commonly known as: 3719 Main Street, East Chicago, Indiana 46321.

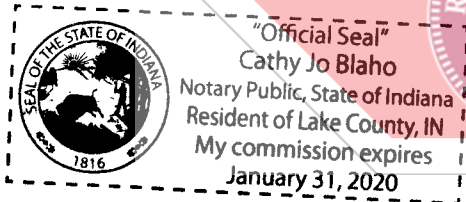
Dated this 29 day of Dec, 2014.


STATE OF INDIANA)
)SS:
COUNTY OF LAKE)



GEORGE S. BRASOVAN, Receiver

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 29 day of December, 2014, personally appeared GEORGE S. BRASOVAN, and I acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



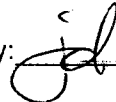



Notary Public
Commission Expiration: 1-31-2020
County of Residence: LAKE

I affirm under the penalties for perjury, that the above and foregoing representations are true, to the best of my knowledge, information and belief.

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

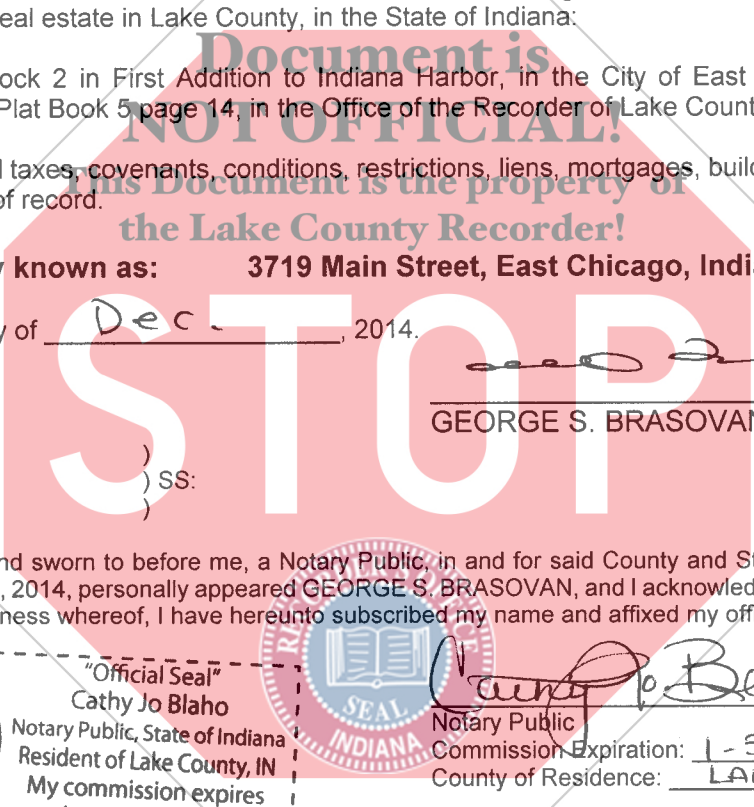
By: 



George S. Brasovan

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2014 DEC 30 PM 1:16
MICHELE B. BROWN
LAKE COUNTY RECORDER

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT
CIVIL DIVISION, ROOM NO. THREE
DOMESTIC RELATIONS DIVISION
SITTING IN GARY, INDIANA

IN RE: THE MARRIAGE OF:)

CARMEN SALGADO ZALAVADIA)
Wife)

and)

DHIRAJLAL ZALAVADIA)
Husband)

CAUSE NO. 45D03-1305-DR-00407 NKR

Filed in Open Court
Claybank M. Vanitor

DECREE OF DISSOLUTION OF MARRIAGE NOV 13 2014

Wife appeared in person, an unrepresented litigant, for final hearing. Cause submitted. Evidence heard. The Court finds adequate service of notice to Husband by publication. Husband failed to appear. The Court finds that the allegations of the Petition have been proven. The Court, having been duly advised in this matter, now FINDS and ORDERS as follows:

1. The Court has jurisdiction over the subject matter and the parties.
2. Wife has been a continuous resident of the County of Lake for the last three (3) months and the State of Indiana for the last six (6) months prior to the filing of the Verified Petition for Dissolution. Sixty (60) days have elapsed from the first publication notice.
3. The parties were married on January 30, 2007 and separated in 2011.
4. Wife is not now pregnant.
5. The marriage is irretrievably broken and should be dissolved.
6. No children were born to or adopted by the parties during the course of their marriage.
7. The parties own real property located at 3719 Main Street, East Chicago, Indiana. The Court further finds that:
 - a. The real property was acquired in July 2008, the property was titled in Husband's name alone.

EXHIBIT A

b. The real property has served as the marital residence since it was purchased.

c. The real property is marital property.

d. The property has a fair market value of \$75,000.00. There is no mortgage or other lien on the property other than the real estate taxes due and owing. Wife knows of no other person with an interest in the property.

e. Since Husband left the residence in 2011, Wife has maintained the residence as her home. Since 2011, Wife has paid for all repairs and upkeep of the real property, and has been solely responsible for the payment of the utilities at the residence.

f. The real estate taxes have not been paid in over three years. The real estate taxes owed are over \$8,000.00 without penalties and interest assessed. Wife is in danger of losing the home to tax sale.

g. Wife is ready, willing and able to pay the back taxes owed on the property.

8. Husband's whereabouts are unknown and Wife has had no contact with Husband since he left in 2011.

9. The Court finds that pursuant to I.C. §32-30-5-1(2), a receiver should be appointed in this matter. Further the Court finds that pursuant to I.C. §32-30-5-9, Wife has made a reasonable attempt to notify Husband of this action.

10. Husband has abandoned his share or interest in the marital residence.

11. The parties divided their personal property in 2011 when Husband left the residence. There are no other joint assets to divide.

12. There is no marital debt to divide.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that:

1. The marriage is hereby dissolved, and the parties are restored to the status of unmarried persons.

2. Personal Property. The marital property shall be divided as follows:
The parties already have divided all items of personal property.

3. Real Property. Wife is awarded all right, title and interest to the real property located at 3719 Main Street, East Chicago, Indiana. Wife shall be solely responsible for the payment of all back taxes, assessments, penalties and interest due and owing on the property.

4. Attorney George S. Brasovan is appointed Receiver, subject to his acceptance of the appointment, and the submission of the appropriate oath and written undertaking pursuant to I.C. §32-30-5-3.

5. Upon the filing of the Oath, the Receiver shall have the following authority and duties to sign the Quit Claim Deed transferring all right title and interest in the real property located at 3719 Main Street, East Chicago, Indiana, to Wife.

6. Wife shall be responsible for all costs associated with the appointment of the receiver and the filing of the deed establishing ownership and title in her name.

7. Outstanding Debts and Obligations. The marital debts shall be divided as follows:

The parties will be solely responsible for any debt in their individual names.

8. Maiden/Former Name. Wife's maiden/former name of Carmen Salgado is restored to her.

9. Court costs have been paid in this action.

ALL OF WHICH IS FOUND AND RECOMMENDED

11/5/2014

Nanette Raduenz
MAGISTRATE NANETTE K. RADUENZ

ALL OF WHICH IS SO ORDERED

CERTIFICATION OF CLERK

As legal custodian I hereby certify that the foregoing is a true and complete copy of the original on file with this office in the cause stated.

Elizabeth F. Tavit
ELIZABETH F. TAVITAS, Judge

Witness my hand and the seal of the court this _____ day of _____, 2014.

Distribution of _____
Carmen S. Zalavadia
George Brasovan
Clerk of the Lake Circuit and Superior Courts

og By: *MA*
Deputy Clerk

