

Filed in Open Court

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF LAKE )  
 )  
 TOD SILLS, )  
 ) Plaintiff, )  
 )  
 vs. )  
 )  
 JOSEPH S. SZANY, RUDOLPH J. SZANY, )  
 GERRY SZANY and THE STATE OF )  
 INDIANA DEPARTMENT OF REVENUE, )  
 )  
 Defendants. )

IN THE LAKE CIRCUIT COURT DEC 02 2014  
 SITTING AT CROWN POINT, INDIANA  
 CAUSE NO. 45C01-1408-PL-0087

CLERK OF LAKE COUNTY COURT

5 03 12 63

**JUDGMENT AND DECREE QUIETING TITLE**

This matter having come before the Court on the Plaintiff's Motion for Order of Quiet Title, and the Court, upon reviewing said Motion and being otherwise duly advised in the premises, NOW FINDS as follows:

1. That this Court has jurisdiction over the subject matter of this action and has jurisdiction over the parties and the real property herein described.
2. That Plaintiff has named as Defendants all persons and entities disclosed by the public records of Lake County, Indiana, by, under, and through which any claim, right, title, or interest in the real property might possibly be asserted.
3. That the Defendants, Joseph S. Szany, Rudolph J. Szany and Gerry Szany and the State of Indiana Department of Revenue were defaulted by Order of this Court concurrently with the filing of the Plaintiff's Motion for Quiet Title Decree for failing to timely file an Answer or other response to Plaintiff's Motion.
4. That the Defendant, The State of Indiana Department of Revenue, is not in the military service of the United States or otherwise disabled, and the Plaintiff is entitled to judgment against the Defendant in this matter by default.

STATE OF INDIANA  
 LAKE COUNTY  
 FILED FOR RECORD  
 2015 MAY 20 PM 12:2  
 MICHAEL B. BROWN  
 RECORDER

RECEIVED

DEC 03 2014

*Michael B. Brown*

02124

#15-10533

FILED

HOLD FOR MERIDIAN TITLE CORP  
 MAY 18 2015

JOHN E. PETALAS  
 LAKE COUNTY AUDITOR

#13.06  
 M-E  
 M-T

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: \_\_\_\_\_

5. That the Plaintiff has full and complete right, title, and interest in and to the real property at issue herein as against all Defendants named in Plaintiff's Motion and against the world.

6. That title to the following described real estate should be quieted in and to the Plaintiff, Tod Sills, and that the Plaintiff should be vested with an estate in fee simple absolute in the subject real property as against all Defendants named in Plaintiff's Motion and all persons claiming by, under, and through said Defendants and as against the world, which real estate is more particularly described as follows:

Lot 1, in Block 12, in Towle & Avery's addition, in the City of Hammond, Indiana, as per plat thereof, recorded in Plat Book 1, Page 104, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4504 Oak Avenue, Hammond, Indiana 46327.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that:

45-03-30-303-009 000-023

7. That the Defendants, Joseph S. Szany, Rudolph J. Szany, Gerry Szany and the State of Indiana Department of Revenue, and all other persons claiming any right, title, or interest in the within described real estate, by, through, and under them or any other person or entity, no longer hold any interest in the hereinafter described real estate.

8. That title to the following real estate is hereby quieted in and to the Plaintiff, Tod Sills, and the Plaintiff is vested with an estate in fee simple absolute in the subject real property in Lake County, Indiana, which is more particularly described as follows:

Lot 1, in Block 12, in Towle & Avery's addition, in the City of Hammond, Indiana, as per plat thereof, recorded in Plat Book 1, Page 104, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4504 Oak Avenue, Hammond, Indiana 46327.

Dated: 12-2-2014

*George C. Paris*

JUDGE, LAKE COUNTY CIRCUIT COURT

Distribution:  
Frederick L. Carpenter

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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.

Name *Kevin A. Diaz*