

STATE OF INDIANA)
) SS: IN THE LAKE COUNTY SUPERIOR COURT
COUNTY OF LAKE)

Filed in Clerk's Office

2963 W 75th Pl Land Trust,)

JUN 26 2014

Plaintiff,)

Michael A. Brown
CLERK LAKE SUPERIOR COURT

v.)

CAUSE NO:45D09-1405-PL-00061

Keven M Posey et al.,)

Defendants.)

~~JUDGMENT AND DECREE IN TITLE~~

This matter having come before the Court on Plaintiff's Motion for Default Judgment & Quiet Title Decree, and the Court upon reviewing said motion and being otherwise duly advised in the premises, now finds as follows:

1. This Court has jurisdiction over the subject matter of this action and has jurisdiction over the parties and the real property herein described.
2. Plaintiff has named as Defendants all persons and corporations disclosed by the public records of Lake County, Indiana, by, under or through which any claim, right, title or interest in the Real Estate might possibly be asserted.
3. That the Defendant Independence Hill Conservancy has been dismissed as a Defendant herein, and any interest thereof on behalf of said Defendant shall remain.
4. That the Defendant, MERS, Inc., Nominee for Surepoint Lending, has been dismissed following a disclaimer of interest with respect to the real property at issue herein.
5. That the Defendants, Keven M Posey, Guardian Pest Control, Inc., State Farm Mutual Auto Ins. Co., Town of Merrillville, Surepoint Lending, and all their husbands, wives,

STOP



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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

MICHAEL A. BROWN
RECORDER

FILED

AUG 22 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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CASH
\$17.00
M-C

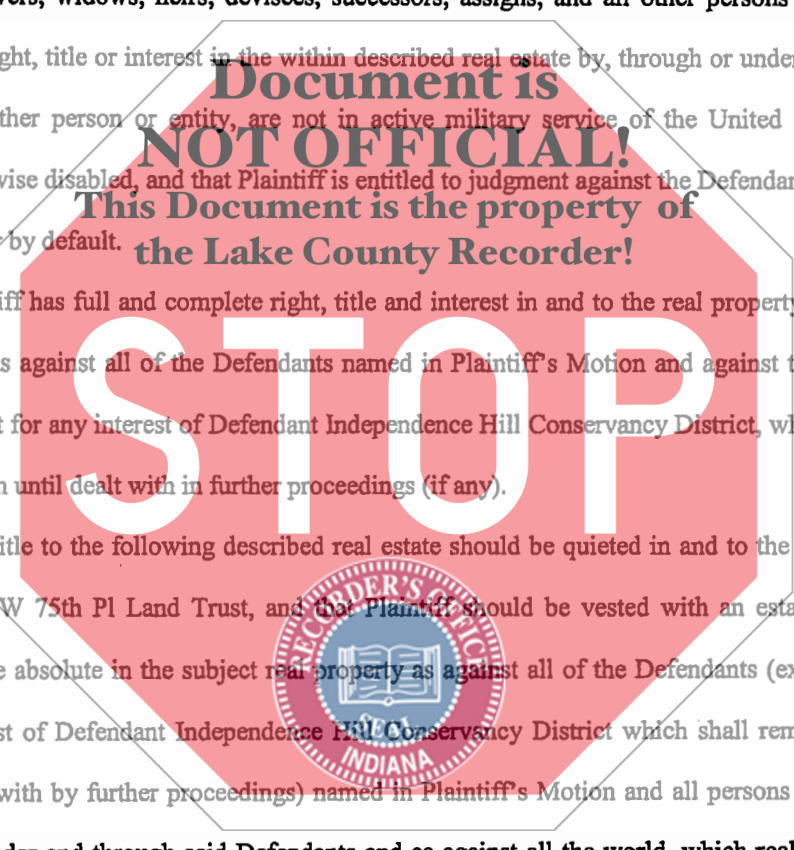
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widowers, widows, heirs, devisees, successors, assigns, and all other persons claiming any right, title or interest in the within described real estate by, through or under them or any other person or entity, were defaulted by Order of this Court concurrently with the filing of Plaintiff's Motion for Quiet Title Decree for failing to timely file an answer or other response to Plaintiff's Motion.

6. That the Defendants, Keven M Posey, Guardian Pest Control, Inc., State Farm Mutual Auto Ins. Co., Town of Merrillville, Surepoint Lending, and all their husbands, wives, widowers, widows, heirs, devisees, successors, assigns, and all other persons claiming any right, title or interest in the within described real estate by, through or under them or any other person or entity, are not in active military service of the United States or otherwise disabled, and that Plaintiff is entitled to judgment against the Defendants in this matter by default.

7. Plaintiff has full and complete right, title and interest in and to the real property at issue here as against all of the Defendants named in Plaintiff's Motion and against the world except for any interest of Defendant Independence Hill Conservancy District, which shall remain until dealt with in further proceedings (if any).

8. That title to the following described real estate should be quieted in and to the Plaintiff, 2963 W 75th Pl Land Trust, and that Plaintiff should be vested with an estate in fee simple absolute in the subject real property as against all of the Defendants (except any interest of Defendant Independence Hill Conservancy District which shall remain until dealt with by further proceedings) named in Plaintiff's Motion and all persons claiming by, under and through said Defendants and as against all the world, which real estate is more particularly described as follows:



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Parcel No: 45-12-17-352-001.000-030.
Full Legal Description: LOT 190 IN LINCOLN GARDENS SIXTH
SUBDIVISION IN THE TOWN OF MERRILLVILLE, AS PER PLAT
THEREOF, RECORDED IN PLAT BOOK 37, PAGE 14, IN THE OFFICE OF
THE RECORDER OF LAKE COUNTY, INDIANA.
Commonly known as: 2963 W 75th Pl

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that:

9. The Defendants, Keven M Posey , Guardian Pest Control, Inc., State Farm Mutual Auto Ins. Co., Town of Merrillville, Surepoint Lending , MERS, Inc., Nominee for Surepoint Lending, and all their husbands, wives, widowers, widows, heirs, devisees, successors, assigns, and all other persons claiming any right, title or interest in the within described real estate by, through or under them or any other person or entity, no longer hold any interest in the hereinafter described real estate.

10. That title to the following described real estate is hereby quieted in and to the Plaintiff, 2963 W 75th Pl Land Trust, and that Plaintiff is vested with an estate in fee simple absolute (except for any interest of Defendant Independence Hill Conservancy District which shall remain until dealt with by further proceedings) in the subject real property located in Lake County, which is more particularly described as follows:

Parcel No: 45-12-17-352-001.000-030
Full Legal Description: LOT 190 IN LINCOLN GARDENS SIXTH
SUBDIVISION IN THE TOWN OF MERRILLVILLE, AS PER PLAT
THEREOF, RECORDED IN PLAT BOOK 37, PAGE 14, IN THE OFFICE OF
THE RECORDER OF LAKE COUNTY, INDIANA.
Commonly known as: 2963 W 75th Pl

Dated: _____
JUDGE, LAKE SUPERIOR COURT

Distribution to:
Geoffrey Polk
Attorney At Law

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