STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 070975

2017 OCT 20 AM 10: 04 MICHAEL B. BROWN

RECORDER I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL 69-16-401=003.000-021 STATE OF INDIANA ) IN THE LAKE SUPERIOR COURT SS:CIVIL DIVISION 45D11-1504-PL-0035 COUNTY OF LAKE CAUSE NO. NEBRASKA ALLIANCE REALTY COMPANY, Plaintiff vs. SERGIO GARCIA, ELISA J. HOWARD-GARCIA PEOPLES BANK FKA FIRST FEDERAL UMC 11 SAVINGS AND LOAN ASSOCT OF HAMMOND, STATE OF INDIANA-DEPARTMENT OF REVENUE CITY OF HAMMOND-CODE ENFORCEMENT is the property of 182016 BANK OF AMERICA FIRST NATIONAL BANK OF ILLINOTS OUNTY Recorder SHANEQUA PARKS, MIDLAND FUNDING LLC CITIBANK NA Successor to CITIBANK SOUTH DAKOTA NA, CAPITAL ONE BANK USA NA CACH LLC, UNKNOWN OCCUPANTS, Defendants) ET AL AGREED ENTRY OUTERING TITLE . Comes now Plaintiff, Nebraska Alliance Realty Cor counsel, Scott Richards, moves the Court for an entry quieting title. That Defendants were served by summons in this cause of action as follows: Peoples Bank fka First Federal Savings and Loan Association of Hammond on 6/4/15; State of Indiana-Dept of Revenue on 5/27/15; First National Bank of Illinois on 5/26/15; Midland Funding LLC on 5/19/15; Citibank NA Successor to Citibank South Dakota NA on 5/22/15; MAY 0 3 2017 Capital One Bank USA NA on 5/20/15; Unknown Occupant on 5/28/15; Said service having been more than twenty days from date of BHBE PETAL entry and said defendants have failed to appear and are hereby in NO SALES DISCLOSURE NEEDED LD FOR MERIDIAN TITILE CORP Approved Assessor's Offic# 023517 17-13032

OCT 2 0 2017

JOHN E. PETALAS

28203

default.

That Defendants, Sergio Garcia, Elisa J. Howard-Garcia,
Shanequa Parks and all unknown heirs, devisees, et al., were
served by publication three consecutive weeks in the Northwest
Indiana and Illinois Times, a newspaper of general circulation in
the County of Lake, State of Indiana, with said publication dates
being on May 20, 2015; May 27, 2015 and June 3, 2015;

Said service by publication as indicated above now being This Document is the property of thirty days from third publication naid defendants having been served by publication have failed to appear or otherwise plead and hereby are in default.

That Defendant, City of Hammond, by counsel, Kristina C.

Kantar, has Filed a Disclaimer of Interest on June 5, 2015 and

has been dismissed from this cause of action, copies of which are

attached hereto.

That Defendant, Cach, LLC, by counsel, Greg Taylor, has filed a Disclaimer of Interest in this cause of action and to the subject real estate, a copy of which is attached hereto

That Defendant, Bank of America, by counsel, Erin L. Berger, and agrees to this entry clearing and quieting title by signing the last page hereof.

The Court finds for the Plaintiff on his Complaint and that the allegations in Plaintiff's Complaint are true, and the title of Plaintiff is quieted against all claims of the above-named Defendants as described in Plaintiff's complaint.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that the title of Plaintiff, Nebraska Alliance Realty Company; is quieted against all claims of all Defendants on the following described real estate:

See attached Exhibit "A" (Tax Deed Legal: Parcel: 45-09-16-401-003.000-021; PT. LOT 15 (PT. W2 SE) 125 X 243 FT. S.16 T.36 R.7; 0.70A)

More commonly known as: 2545 Union Street, Lake Station IN 46405

IT IS FURTHER ADJUDGED that all the above named Defendants

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and all persons claiming under them and all parsons whatsoever

and the World be forever barred against having or claiming any

right, title or interest to said premises to or any part thereof;

adverse to Plaintiff.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that the Defendants or any occupants claiming under or through them, shall forthwith surrender the real cerate to the Plaintiff or its Successor in interest and in the event that such person or

persons so in possession of the real estate, a copy of this decree shall be sufficient authority to the Sheriff of Lake County, Indiana, to forthwith remove such person or persons from the real estate and give full and peaceful possession to Plaintiff or is Successor in interest.



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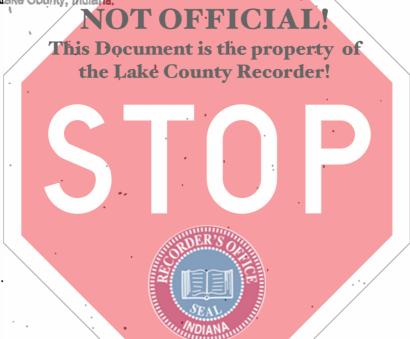
PALLACT GRAD A SERBIMAN

DISTRIBUTION: SCOTT RICHARDS 5120 COMMERCE CI #B INDIANAPOLIS IN 46204

ERIN L. BERGER Wirbicki Law Group LLC 33 W. Monroe Street #1140 Chicago IL 60603

#### **EXHIBIT A**

Part of Lot 16 or part of the West 1/2 of the Southeast 1/4 of Section 16, Township 36 North, Range 7 West of the 2nd Principal Meridian, described as beginning at a point 33 feet East and 280 feet South of the Northwest corner of said tract and running thence East parallel with the center line of 25th Avenue, 125 feet, thence South parallel with the center line of Union Street 243 feet, thence West 125 feet, thence North 243 feet to the place of beginning in the City of East Gary, hake County, Indiana.



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STATE OF INDIANA

) IN THE LAKE SUPERIOR COURT
) SS:CIVIL DIVISION
) CAUSE NO. 45D11-1504-PL-0035

NEBRASKA ALLIANCE REALTY
)
COMPANY,
Plaintiff)

V8.

et al

SERGIO C. GARCIA,

CACH LLC, ET AL

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This Description to the property

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Come now Cach LLC, by counsel, Greg Taylor, and hereby disclaims any interest

to this cause of action and to the following described real estate:

See attached Exhibit "A" (Tax Deed Legal: Parcel: 45-09-16-401-003.000-021; PT. LOT 15 (PT. W2 SE) 125 X 243 FT. S.16 T.36 R.7; 0.70A)

More commonly known as: 2545 Union Street, Lake Station IN 46405

DATED:

Greg Taylor #19394-10 Attorney for Cach LLC TAYLOR LAW, PLLC Lancon Till

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Contract of the second

PO Box 436709 Louisville KY 40253-6709



Part of Lot 15 or part of the West 1/2 of the Southeast 1/4 of Scotlon 16, Township 36 North, Range 7 West of the South of the Orline Said Principal Mendian, described as beginning at a point 38 feet Seat and 126 feet Gouth of the Northwest country like center line of Union Street parallel with the center line of Union Street Sta feet, thence West 125 feet of the County, Indiana, Ind

Breakly, Indiana, Salabala, Sala

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NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

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# Filed in Clerk's Office

STATE OF INDIANA	JUN 0.5 20	13N THE LAKE SUPERIOR COURT
COUNTY OF LAKE	vlulGB	SITTING IN CROWN POINT, INDIANA
NEBRASKA ALLIANCE I Plaintiff,	EALTY CO.	LOOURT .
Vs.		) CAUSE NO. 45D11-1504-PL-35
SERGIO GARCIA,		<b>,</b>
CITY OF HAMMOND, et a	al.	)
Defendants.		)

### **Document** is

### MOTION TO DISMISS AND ENSWERIN DISCLAIMER

Defendant, City of Harmond, by Kristica Ch Kaptao powaryworf Plaintiff's the Lake County Recorder!

Complaint and states that it neither asserts nor claims any interest or right in the real estate described in Plaintiff's Complaint,

Defendant, City of Hammond, having disclaimed any interest or right in the real estate described in Plaintiff's Complaint now moves the Court to dismiss the City of Hammond as a party Defendant.

WHEREFORE, Defendant, City of Hammond, ways that 1) having disclaimed any interest in the subject property, it be dismissed from this cause of action; (2) that upon dismissal, it be removed from the distriction list for all further orders or notices issued by this Court in this cause; and (3) for all other proper and necessary relief in the premises.

RESPECTFULLY SUBMITTED,

Kristina C. Kantar Corporation Counsel City of Hammond, Law Department

5925 Calumet Avenue Hammond, IN 46320

219/853-6381

Attorney I.D. No. 18022-45

	IN THE LAKE SUPERIOR COUNTY OF THE SITTING IN CROWN POINT, INDIANA
STATE OF INDIANA )	IN THE LAKE SUPERIOR COUNTY
COUNTY OF LAKE )	SITTING IN CROWN POINT, INDIANA
NEBRASKA ALLIANCE REALTY CO. Plaintiff, Vs.	) CAUSE NO. 45D11-1504-1165
SERGIO GARCIA, CITY OF HAMMOND, et al. Defendants.	) } }
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Defendant, City of Harmond, by co	unsel having disclaimed any interest or right
	mplaint the immuner to Dishiss itself as a
party defendant. The Court being duly advi	county Recorder! sed in the premises now finds that the City's
motion should be GRANTED.  WHEREFORE, IT IS ORDERED A	ND DECREED that Defendant, City of
Hammond, be dismissed as a party Defenda	ant in this action.
IT IS FURTHER ORDERED that the	ne Clerk; of this Court remove the City of
Hammond and its counsel from the district	tion list for ell further orders by this Court in
this cause.  SO ORDERED THIS	SEAL JUN 0 8 2015 , 20
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