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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-072302

1:58 PM 2021 Dec 20

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE CIRCUIT COURT
CROWN POINT, INDIANA

ADONI LLC, an Indiana Limited Liability)
Company,)

Plaintiff,)

vs.)

CAUSE NO. 45C01-2110-PL-000772

RONNIE EUGENE UYLAKI,)

INNOVATIVE PROPERTIES, LTD.)

INDIANA DEPARTMENT OF REVENUE)

and the unknown lessees, creditors,)

husband or wife, widower or widow, heirs,)

personal representatives, trustees, trust)

beneficiaries, remaindermen, and devisees of the)

above named persons; and any unknown person or)

persons holding or claiming to hold a life estate)

or other interest in the herein described real estate,)

Defendants.)

Parcel No. 45-07-06-201-019.000-023

Filed in Open Court

December 17, 2021

LAKE CIRCUIT COURT

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FILED

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

QUIET TITLE JUDGMENT

This matter came before the Court on Plaintiff's Motion for Entry of Default Judgment.

The Plaintiff was represented by counsel, Robert B. Golding, Jr. The Defendants have neither appeared nor plead. The Court, being duly advised in the premises, now finds:

1. That on October 27, 2021, Plaintiff filed its Quiet Title Complaint, Affidavit in

Support of Request for Summons by Publication, Summons for Service by Publication,

Summons, and Affidavit for Quiet Title Action in this cause.

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2. That the Defendant, RONNIE EUGENE UYLAKI, was served by certified mail on October 29, 2021.

3. That the Defendant, INNOVATIVE PROPERTIES, LTD, was served by certified mail on November 3, 2021.

4. That the Defendant, INDIANA DEPARTMENT OF REVENUE, was served by certified mail on November 2, 2021 and has also been served care of the Indiana Attorney General by certified mail on October 29, 2021.

5. That all of the Defendants were served with a Summons by Publication with the third and final Publication occurring on November 12, 2021.

6. According to the Indiana Rules of Trial Procedure, the Defendants were required to plead or otherwise comply with the said Rules on or before December 12, 2021 or the next business day thereafter.

7. The allotted time has expired for the Defendants to plead or otherwise comply with the Indiana Rules of Trial Procedure, and the said Defendants have not plead or otherwise complied with the Indiana Rules of Trial Procedure.

8. The Defendants are not entitled to any stay or immunity from the entry of a default judgment.

9. The allegations in the Complaint and the statements in the Affidavits should be taken as true, and those allegations and statements are legally sufficient to entitle the Plaintiff to judgment in favor of the Plaintiff and against the Defendants, RONNIE EUGENE UYLAKI, INNOVATIVE PROPERTIES, LTD, and INDIANA DEPARTMENT OF REVENUE, pursuant

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to Ind. Code 6-1.1-25-14 and 6-1.1-25-16 and other applicable law, extinguishing any and all interests other than the interest of the Plaintiff in the real estate described in the Complaint.

10. That this Court has jurisdiction pursuant to *Browning v. Smith*, 139 Ind. 280, 285, 37 N.E.540 (Ind. 1894) and other applicable law.

11. Venue is proper in Lake County, Indiana.

IT IS, THEREFORE, CONSIDERED, ORDERED, ADJUDGED, AND DECREED BY THE COURT as follows:

1. That Judgment is hereby entered in favor of the Plaintiff and against the Defendants, RONNIE EUGENE UYLAKI, INNOVATIVE PROPERTIES, LTD, and INDIANA DEPARTMENT OF REVENUE.

2. That Plaintiff's title to the following described real estate is quieted to the Plaintiff as against the Defendants, RONNIE EUGENE UYLAKI, INNOVATIVE PROPERTIES, LTD, and INDIANA DEPARTMENT OF REVENUE, all those claiming through them, and as against the world:

Rohe's Addition, Lots 29, 30, and 31, as per plat thereof, recorded in Plat Book 11, page 3, in the Office of the Recorder of Lake County, Indiana.

Street Address: 1255-59 Summer Street, Hammond, IN 46320

Parcel Number: 45-07-06-201-019.000-023
(Hereinafter referred to as the Real Estate)

3. That all right, title and interest in the above described Real Estate of the Defendants, RONNIE EUGENE UYLAKI, INNOVATIVE PROPERTIES, LTD, and INDIANA DEPARTMENT OF REVENUE, all those claiming through them, and all others is hereby

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divested and extinguished, except for the State's lien for taxes and special assessments that accrue subsequent to the tax sale.

4. That the transfer records of the Auditor of Lake County, Indiana for the above described Real Estate shall be amended to show fee simple, absolute title in the Plaintiff, ADONI LLC, free and clear of all other right, title or interest.

5. That the Plaintiff may record this Judgment in the deed records of the Office of the Recorder of Lake County, Indiana, and this Judgment shall have the effect of both a judgment and of a conveyance of the above described Real Estate to the Plaintiff, ADONI LLC.

6. All costs are paid and this is not a money judgment against any Defendant.

This matter shall be CLOSED.

SO ORDERED on December 17, 2021



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JUDGE, LAKE CIRCUIT COURT,
CROWN POINT, INDIANA