

NOT AN OFFICIAL DOCUMENT

2023-510880
 04/11/2023 03:11 PM
 TOTAL FEES: 15.00
 BY: JAS
 PG #: 3

STATE OF INDIANA
 LAKE COUNTY
 FILED FOR RECORD
 GINA PIMENTEL
 RECORDER

STATE OF INDIANA)
) SS: IN THE LAKE SUPERIOR COURT
 COUNTY OF LAKE) ROOM NUMBER 2
 EAST CHICAGO, INDIANA

INACQ LLC)
)
 Plaintiff,)
)
 v.)
)
 Vernell Flowers, Guy & Allen Funeral)
 Directors Inc., Interim Capital Group, Inc.,)
 And All Unknown Parties Who Claim or)
 May Claim to Have an Interest in Real Estate))
 FILED Defendant.)

CAUSE NO.:45D02-2302-PL-000138

Filed in Open Court
 April 11, 2023

CLERK LAKE SUPERIOR COURT

Apr 14 2023 LM
 PEGGY HOLINGA-KATONA
 LAKE COUNTY AUDITOR

JUDGMENT QUIETING TITLE

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The Plaintiff, INACQ LLC filed its Complaint against the Defendants, Vernell Flowers, Guy & Allen Funeral Directors Inc., Interim Capital Group, Inc. and any and all Unknown Parties Who Claim or May Claim an Interest in the Property, on February 9, 2023.

Vernell Flowers was served by publication on February 27, 2023, March 6, 2023 and March 13, 2023; Guy & Allen Funeral Directors, Inc. was served by certified mail on February 25, 2021 and by publication on February 27, 2023, March 6, 2023 and March 13, 2023; Interim Capital Group, Inc was served by certified mail on March 1, 2023 and by publication on February 27, 2023, March 6, 2023 and March 13, 2023 and Any And All Unknown Parties Who Claim or May Claim to Have an Interest in Real Estate, was served by publication on February 27, 2023, March 6, 2023 and March 13, 2023.

None of the other Defendants have answered or otherwise pled to the Complaint of the Plaintiff.

The Court, being fully advised, now finds as follows:

1. Plaintiff is the owner of the fee simple title in and to the following described real estate, to wit:

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v.)
) CAUSE NO.:45D02-2302-PL-000138
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Vernell Flowers, Guy & Allen Funeral)
Directors Inc., Interim Capital Group, Inc.,)
And All Unknown Parties Who Claim or)
May Claim to Have an Interest in Real Estate))
Defendant.)

LOT 21 AND THE WEST 1/4 OF LOT 22 IN BLOCK 2 IN COLGROVE'S ADDITION TO TOLLESTON IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8 PAGE 28 LAKE COUNTY, INDIANA.

Tax Key No.: 45-08-08-278-010.000-004

Commonly known as: 1956 W 14TH AVE, GARY, IN 46404

2. The Defendants claim some right, title or interest in and to the above-described real estate, which claims are adverse to the Plaintiff's title in and to the real estate. The claims are wholly unfounded in truth and in fact and are without right and constitute clouds on the Plaintiff's title to the above-described real estate.

3. On April 8, 2021, at public auction, held pursuant to law, INACQ LLC purchased the above-described real estate for the sum of \$11,400.00 being the amount of tax due on said real estate and received a Certificate of Sale dated the 8th day of April 2021, signed by John Petalas, who, at the date of sale, was Auditor of Lake County.

4. INACQ LLC received from the Lake County Auditor's Office a Tax Deed dated the 7th day of October 2021 and recorded in the Office of the Lake County Recorder on the 27th day of January 2022 as document number 2022-003574.

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And All Unknown Parties Who Claim or)
May Claim to Have an Interest in Real Estate))
Defendant.)

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

1. The Plaintiff shall have judgment against the Defendants.
2. Title in and to the following described real estate is forever quieted in the name of

INACQ LLC and said title is set at rest against any and all claims of Defendants and any and all other persons claiming under Defendants to any estate, right, title, lien or interest in said real property:

LOT 21 AND THE WEST 1/4 OF LOT 22 IN BLOCK 2 IN COLGROVE'S ADDITION TO TOLLESTON IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8 PAGE 28 LAKE COUNTY, INDIANA.

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Dated this ____ day of _____, **April 11, 2023**, 2023.



JUDGE, LAKE SUPERIOR COURT