

the property, free and clear of all prior or subsequent alienations and descents of the property and encumbrances thereon, except taxes and other municipal liens, accruing subsequent to the date of sale and public easements to which the property is subject. If the Collector sold the property subject to a ground rent, the decree shall vest a leasehold interest in the plaintiff.

*Section 62P. Decree of Court Conclusive.* No application shall be thereafter entertained to reopen any final decree rendered under the provisions of this Act except on the ground of lack of jurisdiction or fraud in the conduct of the proceeding to foreclose. If the final decree of the court foreclosing all rights of redemption is set aside on the ground of lack of jurisdiction, the amount required to redeem shall be the amount required by the provisions of this Act, and in addition thereto, the reasonable value, at the date the decree is set aside, of all improvements made on the property by the purchaser and his successors in interest, minus any net income derived from the use of the property. In arriving at such net income, the value of the improvements shall not be deducted from the gross income except to the extent of the excess of the original costs over the value at the date the judgment is set aside.

*Section 62Q. Decree Bars Redemption Only in Property Described Therein.* When a bill of complaint to foreclose the right of redemption, as provided in this Act, or shall have been filed, and the plaintiff has described or does describe the property in said bill in a manner other than that contained in the certificate of sale, any decree entered barring the defendant's right to redeem shall bar his interest in and to all the property described in the decree, and that property only, provided the description in the decree, the description in the bill of complaint, and the description in the certificate of sale are intended to describe the same property.

*Section 62R. Purchaser's Deed.* The final decree of the court shall direct the Collector to prepare and execute a deed to the holder of the certificate of sale, in fee simple, or in leasehold, as the case may be, upon payment to the Collector of the balance of the purchase money, due on account of the purchase price of the property, together with all taxes and other municipal liens and interest and penalties thereon accruing subsequent to the date of sale.

*Section 62S. Decree Declaring Sale Void.* If the final decree of the court declares the sale void and sets it aside,