

STATE OF INDIANA)
)
COUNTY OF LAKE)

SS: IN RE: MARY B. LANGER, DECEDENT

**AFFIDAVIT FOR TRANSFER OF REAL PROPERTY
PURSUANT TO I.C. 29-1-8-3**

1. That the above-named decedent died Mary B. Langer on January 4, 2013, while domiciled in Hammond, Lake County, Indiana, and that the will of the decedent was spread of record in the Lake County Superior Court, Civil/Probate - Room 2, East Chicago, Indiana, on MARCH 1, 2013, and a copy of that will is attached to this Affidavit as Exhibit A and that the estate was less than that necessary for probating the will and administering the estate.

2. That forty-five (45) days have elapsed since the death of the decedent.

3. That no application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

4. That the following named person is the only heir of the decedent pursuant to the decedent's will (Exhibit A): **Phyllis Langer, daughter.**

5. That the value of the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars (\$50,000) as provided by IC § 29-1-8-1.

6. That the following is a full description of all the real property belonging to the decedent, together with the estimated value thereof according to the best knowledge and information of the affiant herein:

4616 Hickory Avenue, Hammond, Indiana;
Parcel No: 45-03-30-337-011.000-023;

Legally described as: *Lot 14, Block 5, Towle & Averys Addition to Hammond, Lake County, Indiana,* and

Parcel No. 45-03-30-337-012.000-023

Legally described as: *One-half (1/2) of Lot 13, Block 5, Towle & Averys Addition to Hammond, Lake County, Indiana.*

Total Appraised value pursuant to Lake County Assessor (Exhibit B).....\$48,900.00

7. That there are no known creditors of the estate so far as the same is known to the affiant.

8. That by reason of the above-stated matters, the affiant requests that the above-enumerated real property of the decedent, Mary B. Langer (a/k/a Mary Langer), be transferred to her pursuant to the provisions of the decedent's Last Will and Testament, in accordance with provisions of IC §§ 29-1-8-1, et. seq.

WHEREFORE, the affiant herein hereby requests that the Lake County Auditor transfer the above-enumerated real property, namely 4616 Hickory, Hammond, Lake County, Indiana, to said affiant, pursuant to the Indiana Code and that distribution of said property to the affiant herein, shall release said Lake County Auditor from any liability with regard to the proper application and disbursement of said real property; and that the affiant hereinafter, Langer, hereby charges herself with the responsibility of proper

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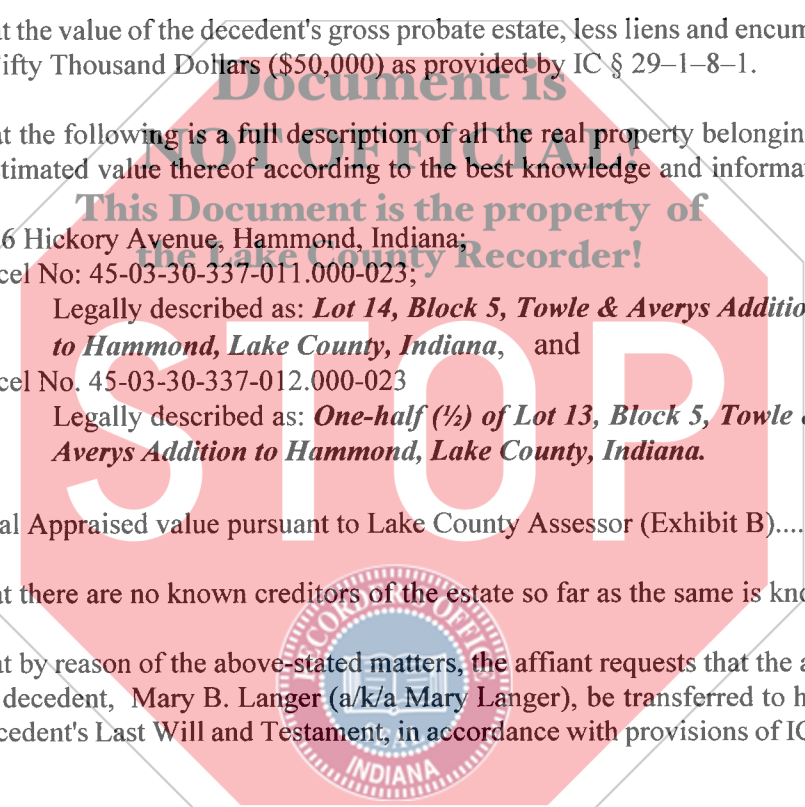
MAR 27 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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AD
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STATE OF INDIANA
LAKE COUNTY
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MICHELLE BROWN
RECORDER
2013 Q22922



of the real estate according to the provisions of the Indiana Code, and hereby agrees to hold harmless said **Lake County Auditor** from any liability with regard to the transfer of said real property.

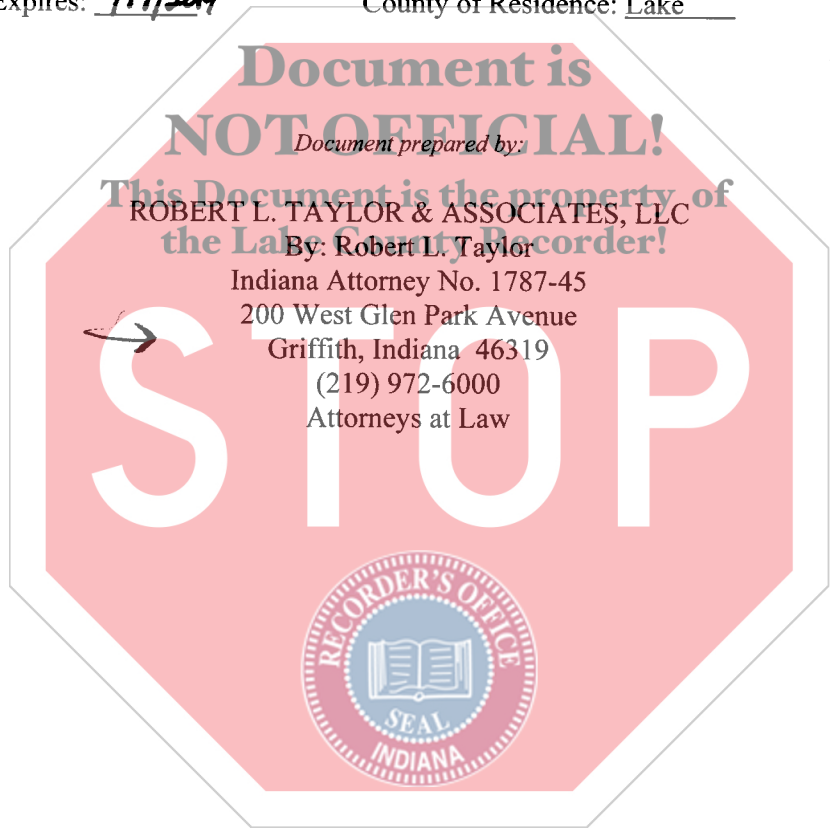
Phyllis Langer
Phyllis Langer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, on February 26, 2013, personally appeared Phyllis Langer and acknowledged the execution of the foregoing document. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Robert L. Taylor
Signature of Notary Public
Robert L. Taylor.
Printed name of Notary Public

My Commission Expires: 7/17/2014 County of Residence: Lake



45D 02130850114

LAST WILL AND TESTAMENT

OF

MARY LANGER

FILED
CLERK'S OFFICE

2013 MAR 1 PM 1 33

MISSOURI
CLERK LAKE SUPERIOR COURT

I, Mary Langer, of Lake County, State of Indiana, hereby make, publish and declare this to be my Last Will and Testament, revoking all other wills and codicils heretofore made by me.

ARTICLE I

I direct that all my legally adjudicated debts, funeral expenses, taxes (inclusive of inheritance and income) and expenses of administration of my estate be paid after my death as soon as may be convenient and shall be paid out of my general estate.

ARTICLE II

I give, devise and bequeath all of my estate, both real and personal, wheresoever situated and of whatsoever kind and nature, of which I may be entitled, including any property over which I have the power of disposition by appointment or otherwise to Phyllis Langer, for her personal use and benefit absolutely and forever.

ARTICLE III

I nominate Phyllis Langer to serve as executrix of my estate, without bond.

ARTICLE IV

Where I have placed the name of another person as beneficiary, co-owner, joint tenant or co-tenant, on any remaining item of my estate, it is my intention to so bequeath or devise said items to the person that I have so named for their personal use and benefit absolutely and forever.

IN WITNESS WHEREOF, I have set my hand and seal to this, my Last Will and Testament, this 3rd day of March, 1995.

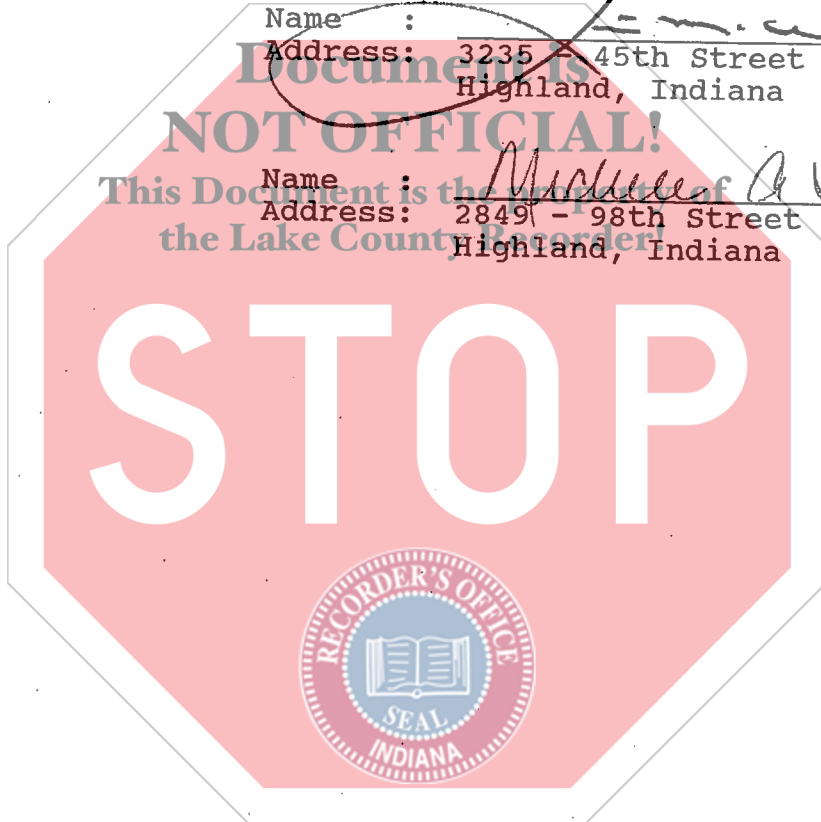


A T T E S T A T I O N

The foregoing instrument, being the Last Will and Testament of Mary Langer, consisting of two (2) typewritten pages and two (2) attestation/signature pages, was signed and sealed by the said testator in our presence and by her duly published and declared as and for her Last Will and Testament and thereupon, at her request and in her presence, and in the presence of each other, we hereunto subscribe our names as attesting witnesses at Highland, Indiana on this 3rd day of March, 1995.

Name : [Signature]
Address: 3235 - 45th Street
Highland, Indiana 46322

Name : [Signature]
Address: 2849 - 98th Street
Highland, Indiana 46322



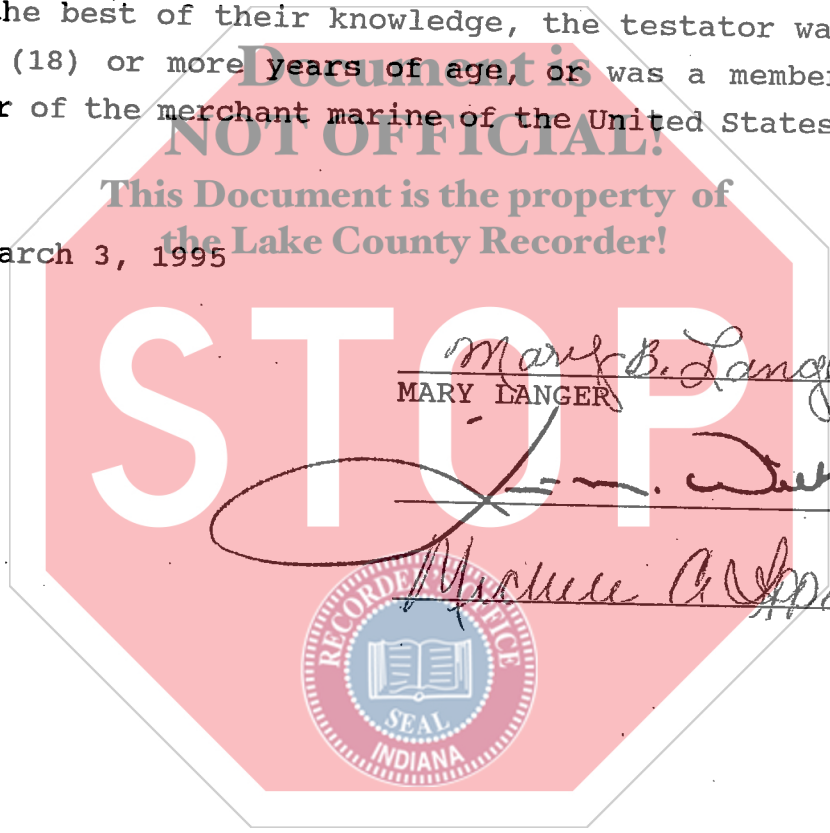
UNDER PENALTIES FOR PERJURY, I

MARY LANGER

and KENNETH M. WILK and MICHELE A. IPPOLITO, the testator and witnesses respectively, whose names are signed to the attached or foregoing instrument declare, that:

1. The testator executed the instrument as her Will.
2. In the presence of all witnesses, she signed or acknowledged her signature already made or directed another to sign for her in her presence;
3. She executed the Will as her free and voluntary act for the purposes expressed in it;
4. Each of the witnesses, in the presence of the testator and of each other, signed the Will as witness;
5. The testator was of sound mind; and
6. To the best of their knowledge, the testator was at the time eighteen (18) or more years of age, or was a member of the armed forces or of the merchant marine of the United States, or its allies.

DATED: March 3, 1995



Mary B. Langer

MARY LANGER

Ken M. Wilk

Michele A. Ippolito

North Township
 Hank Adams
 2293 N Main St
 Crown Point, IN 46307



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES

State Form 21366 (R10/12-10)
 Prescribed by Department of Local Government Finance

**FORM
 11 R/A**

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the Assessing Official at the telephone number and address below.

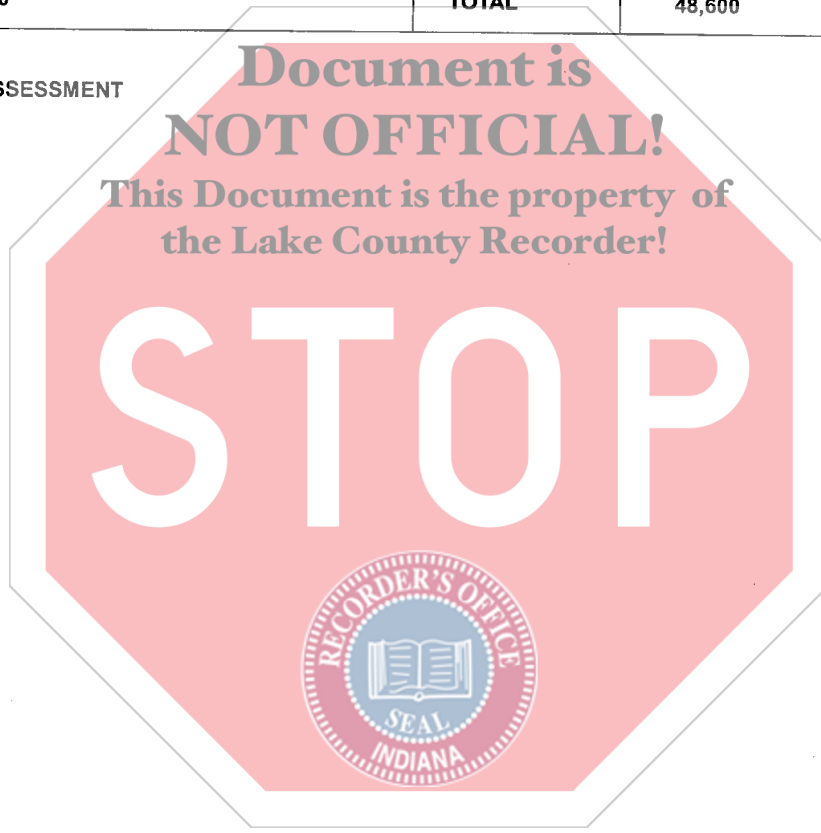
Notice to the taxpayer of the Opportunity to Appeal (IC 6-1.1-15-1):
 If a taxpayer does not agree with the action of the assessing official giving this notice, the County Property Tax Assessment Board of Appeals will review that action if you file a notice in writing with the Township Assessor (if any) or the County Assessor within forty-five (45) days of the mailing of this notice. This written notice should include the name of the taxpayer, the address of the property, the key number or the parcel number of the property, the address of the taxpayer (if different from the property address), and the telephone number of the taxpayer. An appeal of this assessed value requires evidence relevant to the value of the taxpayer's property as of the assessment date.

Name and address of property owner 23964 115 115 *****AUTO**SCH 5-DIGIT 46320 Mary B Langer 4616 Hickory Ave Hammond, IN 46327-1652 	Legal description TOWLE & AVERYS ADD. L.14 BL.5
	Parcel or ID number 45-03-30-337-011.000-023
	Property address (number and street, city, state, and ZIP code) 4616 HICKORY AVE HAMMOND, IN 46327

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE MARCH 1, 2012	
LAND	5,500	LAND	5,500
STRUCTURES	26,100	STRUCTURES	43,100
TOTAL	31,600	TOTAL	48,600

Reason for revision of assessment:

STATEWIDE GENERAL REASSESSMENT



If the change in assessment is due to a new home, you should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website, www.IN.gov/dlcf. If the real property is reassessed because it has been rehabilitated, you may be eligible for rehabilitation deductions - see Form 322A or Form 322/RE.

County LAKE	Township North Township	Date of notice (month, day, year) 01/02/2013
Assessing Official Hank Adams	Telephone number (219) 755-3100	
Address (number and street, city, state, and ZIP code) 2293 N Main St Crown Point, IN 46307		

North Township
 Hank Adams
 2293 N Main St
 Crown Point, IN 46307



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Name and address of property owner 23321 112 112 *****AUTO**SCH 5-DIGIT 46320 Frank Lucien & Mary B. Langer 4616 Hickory Ave Hammond, IN 46327-1652 	Legal description TOWLE & AVERY'S ADDITION NORTH 1/2 LOT 13 BLOCK 5
	Parcel or ID number 45-03-30-337-012.000-023
	Property address (number and street, city, state, and ZIP code) 4612 HICKORY AVE , IN

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE MARCH 1, 2012	
LAND	300	LAND	300
STRUCTURES	0	STRUCTURES	0
TOTAL	300	TOTAL	300

Reason for revision of assessment:
STATEWIDE GENERAL REASSESSMENT

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Assessing Official Hank Adams		Telephone number (219) 755-3100
Address (number and street, city, state, and ZIP code) 2293 N Main St Crown Point, IN 46307		

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT
PROBATE DIVISION, ROOM TWO
SITTING AT EAST CHICAGO, INDIANA

IN THE MATTER OF THE)
SUPERVISED ESTATE OF:)
MARY B. LANGER,)
DECEASED.)

ESTATE NO. *215D 012 Prob. Court*

[Signature]
SUPERIOR COURT OF LAKE COUNTY
PROBATE DIVISION, ROOM TWO

ORDER OF PROBATE OF WILL WITHOUT ADMINISTRATION
and Spreading Will of Record

COMES NOW **Phyllis Langer** having filed her verified Petition for the Probate of Decedent's Will Without Administration, which petition is on file with the Court and a part of its record.

Further, there is now produced in open Court and submitted to the Court an instrument in writing purporting to be the Last Will and Testament of Mary B. Langer. That said Will was a Self-Proved Will, executed in all respects according to law with proper acknowledgment and verification thereof.

Such instrument, written testimony, and petition are now submitted to the Court and the Court having examined the same, having heard evidence and being duly advised in the premises;

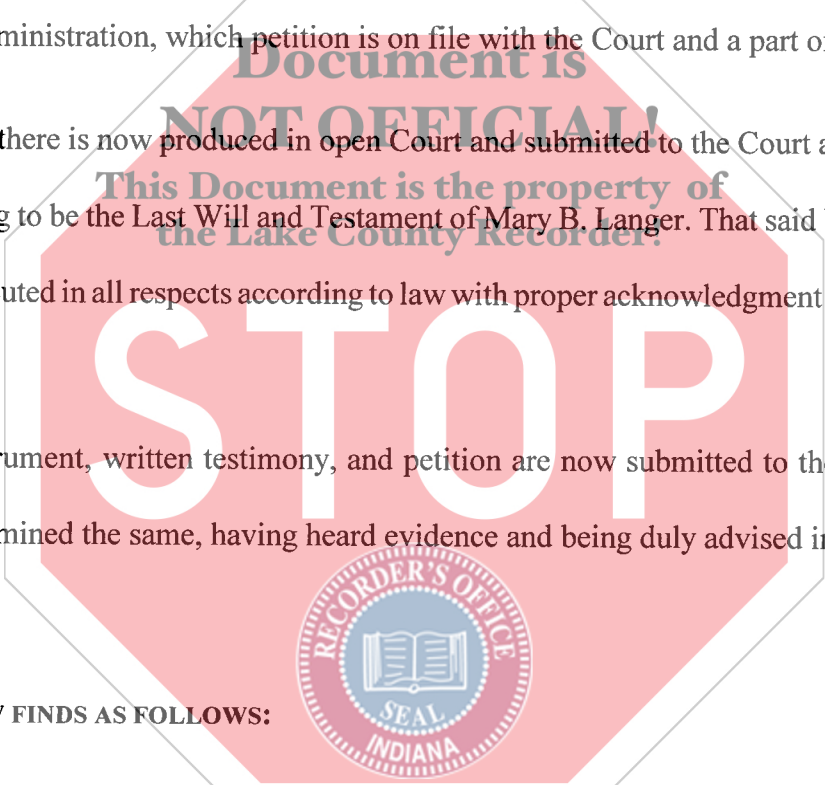
THE COURT NOW FINDS AS FOLLOWS:

1. That such decedent, Mary B. Langer, died on or about January 4, 2013, and at the time of such death was domiciled in Lake County, Indiana.

RECEIVED

MAR 04 2013

[Signature] MAR 07 2013
CLERK LAKE SUPERIOR COURT



2. That such written instrument purporting to be such decedent's Last Will and Testament was duly executed in all respects according to law, has been duly proved, is the Last Will and Testament of Mary B. Langer, and is entitled to be admitted to probate in Lake County and that such will, written testimony, and Petition are on file with the Court and a part of the Court record.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court that the written instrument purporting to be the Last Will and Testament of Mary B. Langer be and it is hereby admitted to probate and spread record as such.

ALL OF WHICH IS FOUND AND ORDERED this 3rd day of March, 2013





INDIANA STATE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

Local No 000028

EDR No 00000298996

State No

Form containing fields for decedent information (Mary B Langer), birth details, residence (Merrillville, IN), education, family information, cause of death (Alzheimers Disease), and certifier information (Surenbra Shah).