2014 048398

STATE OF INDIA LAKE COUNT FILED FOR RECORD

2014 AUG 12 AM 10: 42

MICHAEL B. BROWN RECORDER

PARCEL #45-07-26-352-006.000-006

Mail Future Tax Statements to:

Grantee's Address:

MS. MARY B. RANTA 609 A Newcastle Dr. Schererville, IN 46375

STATE OF INDIANA

COUNTY OF LAKE

SS:

)

)

IN RE: DECEDENT.

BERNADETTE POTRAZA a/k/a

BERNADETTE G. POTRAZA

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY

The undersigned Affiant, MARY B. RANTA, hereby states:

- 1. That the above-named decedent, BERNADETTE POTRAZA a/k/a BERNADETTE G. POTRAZA, died intestate on the 19th day of April, 2012, while domiciled in Lake County, Indiana, as evidenced by the redacted copy of her death certificate attached hereto and made a part hereof marked as Exhibit "A".
- This Document is the property of
 That more than nine (9) months have elapsed since the death of the decedent and all
 arred by statute. creditors are barred by statute.
- That no application or petition for the appointment of a personal representative is pending or has been granted in Indiana and no petition for appointment of a personal representative is contemplated.
- That the value of the decedent's gross probate estate, less liens and encumbrances, including, but not limited to, costs and expenses of administration and reasonable funeral expenses, does not exceed \$50,000.00.
- That the following named persons are the only heirs at law under Indiana's intestate successor statute are:
 - GERALDINE POTRAZA a/k/a GERALDINE E. POTRAZA, Daughter, A) 1015 N. Woodlawn Ave., Griffith, IN 46319;

AUG 0 8 2014

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 25437

AMOUNT \$

_CHARGE__ 45060 CASH_

CHECK#_ OVERAGE_

COPY_

NON-CONF. DEPUTY_

- B) MARY B. RANTA, Daughter, 609 A Newcastle Dr., Schererville, IN 46375
- C) JOSEPH EMILE POTRAZA, Son, 8778 Walling Rd., North Royalton, OH 44133;
- D) WENDY FRAZER, Granddaughter, 6940 Firethorn Dr., Beaumont, TX 77708;
- E) DAWN CLARK, Granddaughter, 2710 Raintree Dr., Carrollton, TX 75006;
- F) KYLE POTRAZA, Grandson, 5411 Kingston Dr., Richardson, TX 75082; and
- G) ANDREW POTRAZA, Grandson, 3510 Chellen Dr., Dallas, TX 75234
- 6. That the probate assets of decedent at the time of her death were comprised of the following:
 - A) A one-fourth (1/4th) interest in real estate located in Lake County, Indiana, having a total assessed value of \$133,100.00, making decedent's interest approximately \$33,275.00, said real estate being commonly known as: 1015 N. Woodlawn Ave., Griffith, IN 46319; further identified by Parcel 45-07-26-352-006.000-006and legally described as:

THE WEST 81.22 FEET OF THE SOUTH 57.0 FEET OF TRACT 15, ALL BY LINES MEASURED PARALLEL TO THE NORTH AND WEST LINES THEREOF; IN WEST HAVEN MANOR, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF GRIFFITH, INDIANA, AS PER RECORD PLAT THEREOF APPEARING IN PLAT BOOK 96, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOTAL VALUE:

Con NOI 2 NAME

\$33,275.00

7. That the following list of persons, firms or corporations are the only creditors of the estate and the amount set opposite each name is the sum due said creditor, so far as the same is known to the affiant.

A) Hilbrich Law Firm (legal fee): \$ 550.00 **TOTAL:** \$ 550.00

- 8. That the gross value of the estate of the decedent, BERNADETTE POTRAZA a/k/a BERNADETTE G. POTRAZA, as determined for the purposes of Federal Estate taxes, was less than the value required for the filing of a Federal Estate Tax Return. As a consequence thereof, the decedent's estate was not subject to Federal Estate Tax.
 - 9. That no Indiana Inheritance Tax was due by reason of the death of said decedent.
 - 10. That the decedent's funeral bill has been paid in full.
- 11. That based on all of the above stated facts, the undersigned Affiant, MARY B. RANTA, pursuant to the provisions of Indiana Code, I.C. 29-1-8-3, hereby requests that the decedent's one-fourth (1/4th) interest in the above-described real property be immediately transferred to the following individuals, as tenants in common, each as to the following percentages:

	This Document is the proper the Lake County Records	ernadette's 1/4th nterest Transferred Under Affidavit	Total New Interest in 100% of Real Estate
A)	GERALDINE POTRAZA	4/4041-	00/0445
	a/k/a GERALDINE E. POTRAZA, Daughter:	1/16th	20/64th
B)	MARY B. RANTA, Daughter:	1/16th	20/64th
C)	JOSEPH EMILE POTRAZA, Son:	1/16th	20/64th
D)	WENDY FRAZER, Granddaughter:	1/64th	1/64th
E)	DAWN CLARK, Granddaughter:	1/64th	1/64th
F)	KYLE POTRAZA, Grandson:	1/64th	1/64th
G)	ANDREW POTRAZA, Grandson:	1/64th	1/64th
	Man MOIANA LILIAN		

Affiant further sayeth not.

MINIMARY PUNCTURE

STATE OF INDIANA***********COUNTY OF LAKE**********SS:

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared MARY B. RANTA, who acknowledged the execution of this instrument this ______ day of __duyust, 2014.

NOTARY PUBLIC SIGNATURE

Theresa L. Clements

Notary Public, State of Indiana Lake County

My Commission Expires: 07/07/2016

This Document is the property of

THIS INSTRUMENT PREPARED BY:
MICHAEL D. DOBOSZ, ATTORNEY AT LAW (#14539-45) HILBRICH CUNNINGHAM DOBOSZ VINOVICH & SANDOVAL, LLP 2637-45TH ST., HIGHLAND, IN 46322 PH: 219/924-2427 - FAX: 219/924-2481

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

INDIANA STATE DEPARTMENT OF HEALTH

			CERTIFIC	ATE OF DE	ATH						
Local No U	01219	. EC	DR No 000	0002566	48		State N	o 0179	58		
. Decedent's Legal Name (First, Middle,	Last)		1a. Maiden Na		10	2. Sex		Of Death		Of Death (Mo	onth/Day/Y
ERNADETTE G POTRAZA aprile Security Number 6a. Age - Yr	Α		DE ST AUB	BIN		FEMALE	10	:05 PM		04/19/2	012
400al Security Number 6a. Age - Yr	s 6b. Under 1 Ye	ar 6c. Under 1 Mont	th 6d. Under 1 Day	6e. Under 1 Hour	7. Date of	Birth (Month/Day		Birthplace (Cit)	y and State	or Foreign Co	ountry)
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						18d. /	Vpt. No.	18e. Zip C	ode	18f. Inside	City Limit
15 NORTH WOODLAND A Decedent's Education		10 Decet - 2711						463	19	⊠ Yes	□ No
		20. Decedent Of Hispan		21. De	cedent's Ra	ce		100		<u> </u>	
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Informant's Name		24a. Relationship T	o Decedent	ELSIE DE ST 24b. Mailing Address	AUBIN	Number O		DELF	OSSE		
RY RANTA		DAUGHTER						•			
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Removal From State Other (Specify):	ST I	OHN ST JOSE	DU CEMETER	224							
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Signature Of Indiana Funeral Service I	icensee:	/ 1470						1 6	ピレィハのハ	0026	
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L State Form 53395 ATTENTION ESTATE: The Social Security # is being requested by this state agency in order to pursue responsibility. Disclosure is voluntary and there will be no penalty for refusal. EXHIBIT "A"