

5.

STATE OF INDIANA )  
 ) SS: IN RE: BARBARA ANN KANDALEC, DECEDENT  
COUNTY OF LAKE )

\*\* This document is being re-recorded to correct the grantor

**AFFIDAVIT FOR TRANSFER OF REAL PROPERTY**

Comes now Joseph G. Kandalec, the natural son and only heir of the above-named Decedent, and after having been first duly sworn upon his oath, makes this Affidavit pursuant to I.C. 29-1-8-3(b), and alleges and says as follows:

1. That the above-named Decedent, Barbara Ann Kandalec, <sup>AKA Barbara A. Kandalec</sup> died testate on the 22nd day of August, 2014, while domiciled in Lake County, Indiana, and a copy of that will is attached to this Affidavit as Exhibit "A".
2. That forty-five (45) days have elapsed since the death of the Decedent.
3. That no application or petition for the appointment of personal representative is pending or has been granted in any jurisdiction, or is contemplated to be filed.
4. That your Affiant is the natural son and only heir of the Decedent and resides at 1475 Souls Chapel Road, Blountsville, Alabama 35031.
5. That the value of the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars (\$50,000.00), as provided under I.C. § 29-1-8-3, the costs of expenses of administration and reasonable funeral expenses.
6. That among the decedent's probate assets is a parcel of real estate which was owned by the decedent located in Lake County, Indiana, and more particularly described as follows:

The South Twenty-four (24') feet of Lot Twenty-three (23), and Lot Twenty-four (24), in Block (7), in the Baldwin Addition to Gary in the City of Hammond, Lake County, Indiana, as shown in Plat Book 10, Page 35 in Lake County, Indiana, and commonly known as 6650 Kansas Avenue, Hammond, Indiana 46323.

Parcel No. 45-07-10-103-049.000-023

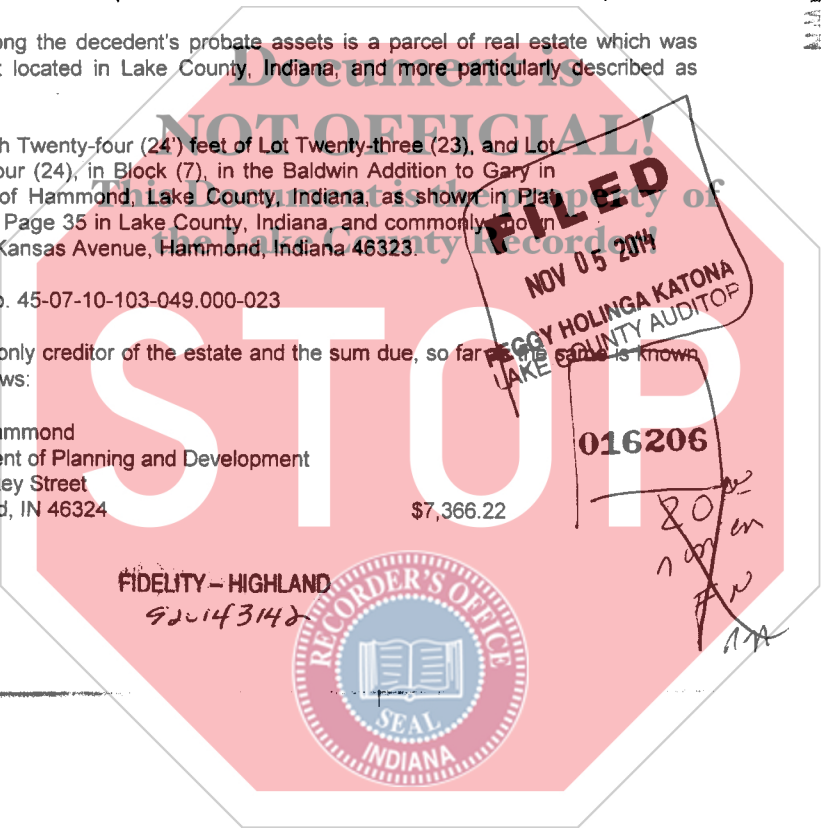
That the only creditor of the estate and the sum due, so far as is known to your Affiant, is as follows:

City of Hammond  
Department of Planning and Development  
649 Conkey Street  
Hammond, IN 46324

\$7,366.22

2014 070103

LAKE COUNTY RECORDS  
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MICHAEL BROWN  
RECORDER



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STATE OF INDIANA  
LAKE COUNTY  
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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

8. That your Affiant, Joseph G. Kandalec, is entitled to the real estate as a result of the decedent's death and her Last Will and Testament.

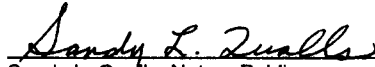
9. That by reason of the above-stated matters, your Affiant requests that the above-stated real estate of Barbara Ann Kandalec be transferred to him in accord with the provisions of the decedent's Last Will and Testament and in accordance with the provisions of I.C. § 29-1-8-1, § 29-1-8-2, and § 29-1-8-3.

10. That there are no Federal Estate or Indiana Inheritance taxes due as a result of this transfer.

FURTHER, YOUR AFFIANT SAITH NOT.

  
Joseph G. Kandalec, Affiant


SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said State and County, this 24<sup>th</sup> day of October, 2014.

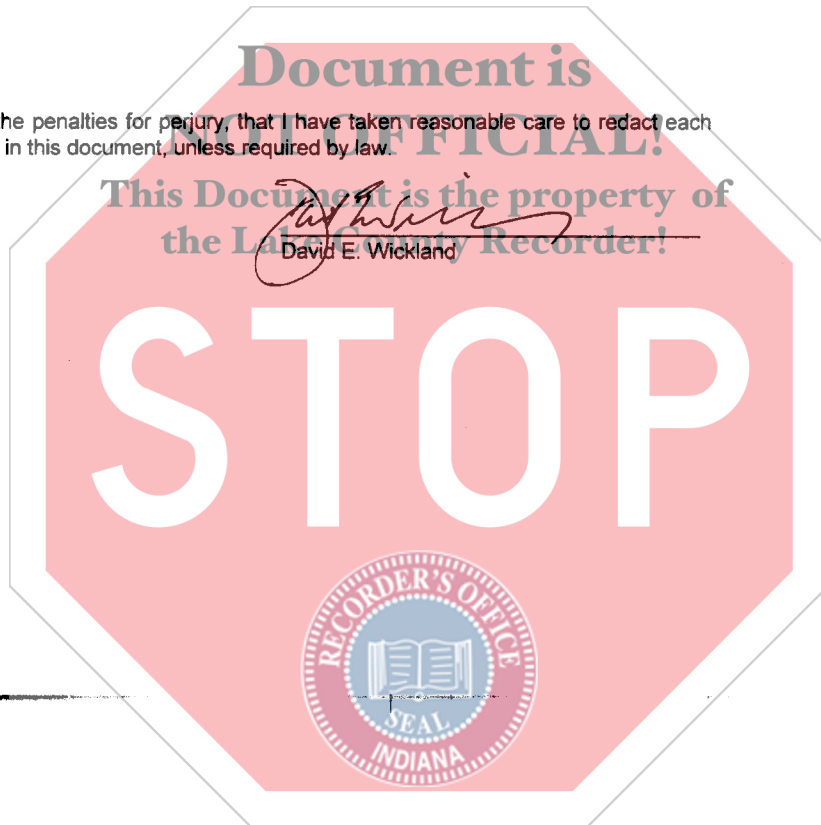
  
Sandy L. Qualls, Notary Public  
Resident of Lake County, Indiana



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.

This Document is the property of  
the Lake County Recorder!

  
David E. Wickland



**LAST WILL AND TESTAMENT  
OF  
BARBARA ANN KANDALEC**

*I, BARBARA ANN KANDALEC, a resident of Lake County, State of Indiana, being of sound mind and disposing memory, and being at least 18 years of age, do make, publish, and declare this instrument to be my LAST WILL AND TESTAMENT, hereby revoking any and all other Wills, Testaments, Codicils, or any other testamentary device or disposition heretofore made by me.*

**ARTICLE ONE**

I DIRECT my executor, hereinafter named, as soon as practicable after my death, to pay all of my just debts, the expense of the last illness, related funeral costs, and the cost of the administration of my estate.

**ARTICLE TWO**

I HEREBY give, devise and bequeath my specific personal property as following:

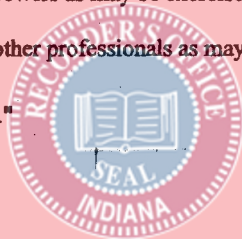
1. All possessions, personal and real property, land, home, vehicles, furniture, appliances, etc.. will become the possession of JOSEPH G. KANDALEC, solely.

**ARTICLE THREE.**

IN THE management and control of my trust estate created herein, the trustee may do and have done with my trust estate any and all tasks which are customary and necessary to administer my trust estate for the benefit of the beneficiaries listed herein. Power and discretion of the trustee are to be vested in the best interests of the beneficiaries and not the trustee. The trustee shall be required to file and accounting and inventory appraisal to the court. I further declare that the trustee shall have and may specifically exercise the following powers, and that the delineation of these specific powers is not exhaustive, and the trustee's powers shall be construed broadly with respect to the trust estate:

1. To hold any and all real or personal property or securities received by him as a part of the trust estate, should he consider the retention of same as in the best interests the trust estate, whether or not said property or securities are considered as "legals" under the Code of Indiana, or any other state or federal law or regulation.
2. To properly ensure that trust property is insured against fire, theft, flood and storm, and to pay all properly assessed taxes on trust property, if any.
3. To properly pay any expenses incurred in managing trust property.
4. To vote in person or by proxy any corporate or publicly traded securities contained in the trust, and to exercise the same rights and powers as may be exercised by other owners of similar securities or property.
5. To employ agents, attorneys, accountants, or other professionals as may be necessary to the proper administration of the trust.

**EXHIBIT "A"**



6. Any other proper and reasonable thing which is necessary to the administration of the trust, and which will not cause a breach of any fiduciary duty owed by the trustee to the beneficiaries, their heirs or assigns, or which is illegal, immoral, or otherwise inadvisable.

**ARTICLE FOUR**

I HEREBY nominate and appoint my friend, FAYE D. MATHUS, executor of this, my LAST WILL AND TESTAMENT, and direct that he not be required to post bond or file an inventory or appraisal of my estate or to make a final accounting to any court.

**ARTICLE FIVE**

I APPOINT FAYE D. MATHUS as trustee of the trust herein created for JOSEPH G. KANDALEC, with all the rights, duties, obligations and powers set forth above. I direct that no inventory, appraisal or accounting be filed in court.

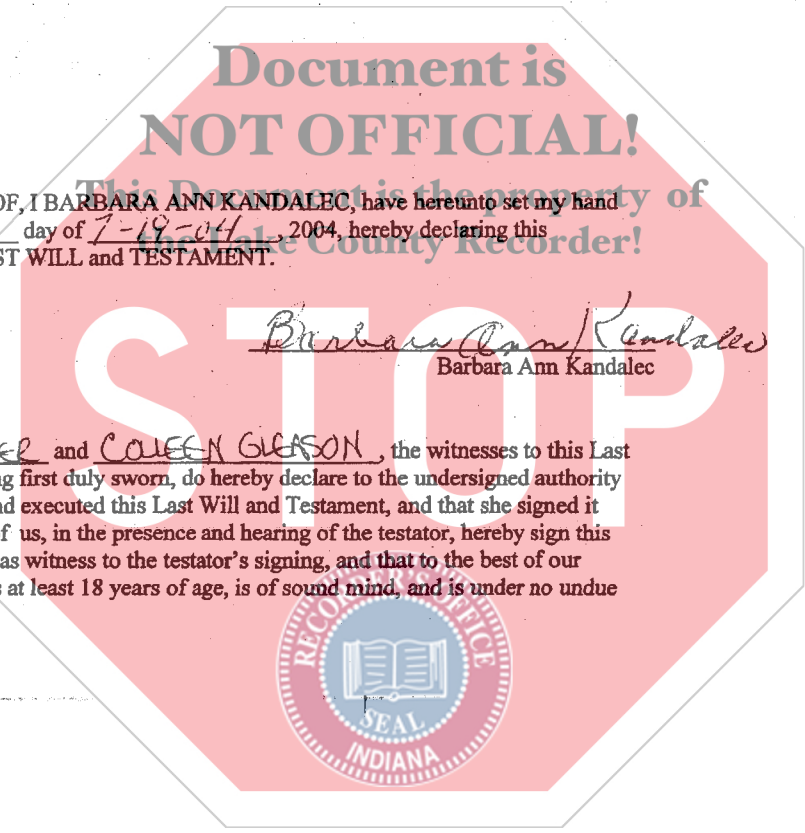
**ARTICLE SIX**

IF THE happening of any future event may cause the ultimate vesting of any trust herein created or any share or portion thereof beyond the time allowable by law, then the trust or share shall be extended only to that time allowed by law, the trust to then become immediately vested in the appropriate parties.

IN WITNESS WHEREOF, I BARBARA ANN KANDALEC, have hereunto set my hand and seal on this, the 7-19-04 day of July, 2004, hereby declaring this instrument to be my LAST WILL and TESTAMENT.

  
Barbara Ann Kandalec

WE, KERI DECANTER and COLLEEN GLEASON, the witnesses to this Last Will and Testament, being first duly sworn, do hereby declare to the undersigned authority that the testator signed and executed this Last Will and Testament, and that she signed it willingly, and that each of us, in the presence and hearing of the testator, hereby sign this Last Will and Testament as witness to the testator's signing, and that to the best of our knowledge, the testator is at least 18 years of age, is of sound mind, and is under no undue influence or constraint.



Keri Decanter

Witness

Colleen Gleason

Witness

Sworn, subscribed, and acknowledged before me by BARBARA ANN KANDLER the testator, and sworn, subscribed, and acknowledged before me by KERI DECANER and COLLEEN GLEASON, as witnesses, on this, the 19<sup>th</sup> day of JULY, 2004.

Angela J. Oswald  
Notary Public

My Commission Expires:  
August 3, 2009

My Commission Expires

Angela J. Oswald  
Name of Executor

**Document is  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

WE, \_\_\_\_\_, \_\_\_\_\_, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the testator signed and executed this instrument as her LAST WILL AND TESTAMENT, and that she signed it willingly, and that each of us, in the presence and hearing of the testator, hereby sign this WILL as witness to the testator's signing, and that to the best of our knowledge, the testator is 18 years of age or older, of sound mind, and under no constraint or undue influence.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness





**Michael B. Brown**

*Recorder of Deeds*  
 Lake County Indiana  
 2293 North Main Street  
 Crown Point, In 46307  
 219-755-3730  
 fax: 219-648-6028

# Certification Letter

State of Indiana )  
 ) SS  
 County of Lake )

This is to certify that I, Michael B. Brown, Recorder of Deeds of Lake County, Indiana am the custodian of the records of this office, and that the foregoing is a full, true and complete copy of a

**AFFIDAVIT FOR TRANSFER OF REAL PROPERTY**

Document is

**NOT OFFICIAL!**

This Document is the property of  
 the Lake County Recorder!

as recorded as 2014-070103 11/05/2014

as this said document was present for the recordation when MICHAEL B. BROWN

was Recorder at the time of filing of said document

Dated this 17TH day of December, 2014

*Eshel Montalvo*

Deputy Recorder

*Michael B. Brown*



Michael B. Brown, Recorder of Deeds  
 Lake County Indiana

Form # 0023 Revised 5/2002