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2015 APR 22

MICHAEL J. ...

State of Indiana

County of Lake

SS:

In the Circuit Court of Lake County
Probate Division
Sitting at Crown Point, Indiana

In the matter of
Maria Socorro Favela a/k/a
Maria Favela,
Deceased.

Cause No.: 45C01-1503-EM-00038

AFFIDAVIT OF HEIRSHIP

Andrew Favela, by counsel, after being duly sworn on his oath, states as follows:

1. Maria Socorro Favela a/k/a Maria Favela held a fee simple interest in the following parcel of real estate located within Lake County, Indiana:

Common Address: 204 Plum Creek Dr., Unit C., Schererville, IN 46375

Legal Description: Unit "C," 204 Plum Creek Drive, Schererville, Indiana in PMW 204 Plum Association, Inc., a Horizontal Property Regime per Declaration dated July 3, 1980 and recorded October 16, 1980 as Document No. 603073, in the Office of the Recorder of Lake County, Indiana, together with an undivided interest in the common areas and facilities appertaining thereto.

Tax I.D. No.: 45-11-05-212-003.000-036

2. Maria Socorro Favela a/k/a Maria Favela passed intestate on February 22, 2005.
3. Pursuant to Ind. Code § 29-1-8-1(b):
 - a. The value of the gross probate estate, wherever located (less liens and encumbrances), does not exceed twenty-five thousand dollars (\$25,000.00).
 - b. That forty-five (45) days have elapsed since the death of the decedent.
 - c. No application or petition for the appointment of a general personal representative is pending or has been granted in any jurisdiction nor is any general estate administration contemplated over the Estate of Maria Socorro Favela a/k/a Maria Favela.
 - d. Andrew Favela, Nicholas Favela, and Daniel Favela have notified each distribute identified in the affidavit of the affiant's intention to present an affidavit under Ind. Code § 29-1-8-1 *et seq.*

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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DN

- e. Nicholas Favela is entitled to payment or delivery of the Property on his own behalf or on behalf of each distributee identified in this affidavit.
4. Pursuant to Ind. Code § 29-1-8-3:
- a. It appears that the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of the following: twenty-five thousand dollars (\$50,000), the costs and expenses of administration, and reasonable funeral expenses.
- b. Nicholas Favela is entitled to have the fee simple title in the Property transferred to his name based on the following:
- i. Pursuant to Ind. Code § 29-1-2-1, the only potential heirs of Maria Socorro Favela a/k/a Maria Favela entitled to receive assets from the Estate of Maria Socorro Favela a/k/a Maria Favela are:
- (a). Andrew Favela, adult child;
- (b). Nicholas Favela, adult child; and
- (c). David Favela, adult child.
- ii. By and through this instrument, Andrew Favela and Nicholas Favela convey and transfer any interest they may have in the Property by and through the Estate of Maria Socorro Favela a/k/a Maria Favela or otherwise to David Favela.
5. Accordingly, the purpose of this Affidavit is to induce the transfer of title for the Property, in fee simple, to David Favela.
6. No Indiana inheritance taxes, inheritance taxes from other states or countries, federal estate taxes, or other taxes accruing as a result of his death are owed by reason of the decedent's death.
7. Pursuant to Ind. Code § 29-1-8-4.5, the recipients of this Affidavit are advised that the failure to comply with and to effectuate the transfer may result in:
- a. A Petition being filed with the Lake County Circuit and/or Superior Court to Confirm and/or Enforce the Transfer, which may be granted without notice and hearing; and
- b. A Petition being filed with the Lake County Circuit and/or Superior Court to award attorney's fees and costs in bringing an action to confirm and enforce the transfer, upon notice and hearing, if the failure to comply is either:
- (a). In bad faith; or

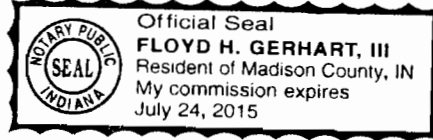
(b). There is a refusal to act or respond within thirty (30) business days after receiving this Affidavit.

FURTHER YOUR AFFIANT SAYETH NOT.

Date: March 9, 2015, 2015

Nicholas Favela
Nicholas Favela

STATE OF INDIANA)
Madison)ss:
COUNTY OF LAKE)



Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas Favela and, being first duly sworn upon his oath, stated that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this 9 day of March, 2015

Signature Floyd H. Gerhart, III

Date: _____, 2015

STATE OF INDIANA)
COUNTY OF LAKE)ss:

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This Document is the property of the Lake County Recorder!

Andrew Favela

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas Favela and, being first duly sworn upon his oath, stated that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this ___ day of _____, 2015

Signature _____

Date: _____, 2015

STATE OF INDIANA)
COUNTY OF LAKE)ss:



David Favela

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas Favela and, being first duly sworn upon his oath, stated that the facts alleged in the foregoing instrument are true.

(b). There is a refusal to act or respond within thirty (30) business days after receiving this Affidavit.

FURTHER YOUR AFFIANT SAYETH NOT.

Date: _____, 2015
Nicholas Favela

STATE OF INDIANA)
)ss:
COUNTY OF LAKE)

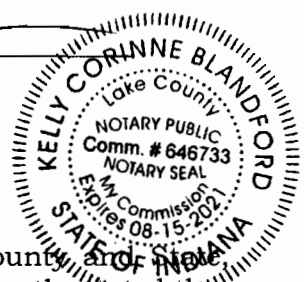
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas Favela and, being first duly sworn upon his oath, stated that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this __ day of _____, 2015

Signature _____

Date: Feb. 26, 2015
Andrew Favela

STATE OF INDIANA)
)ss:
COUNTY OF LAKE)



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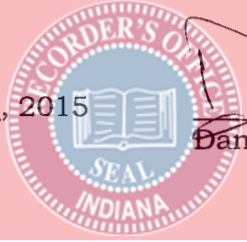
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas Favela and, being first duly sworn upon his oath, stated that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this 26 day of February, 2015

Signature [Handwritten Signature]

Date: FEB. 25, 2015
Daniel Favela

STATE OF INDIANA)
)ss:
COUNTY OF LAKE)



Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas Favela and, being first duly sworn upon his oath, stated that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this 25 day of February, 2015

Signature *Kelly Blandford*



Grantee: ^{David} Nicholas Favela, 204 Plum Creek Dr., Unit C., Schererville, IN 46375
Tax Bills To: ^{David} Nicholas Favela, 204 Plum Creek Dr., Unit C., Schererville, IN 46375
Return To: ^{David} Nicholas Favela, 204 Plum Creek Dr., Unit C., Schererville, IN 46375

***I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. No representation is made as to any time after this instrument was delivered or given to our client.

Shaun T. Olsen
Shaun T. Olsen, Esq. 23972-64



Filed in Open Court

State of Indiana **MAR 06 2015** In the Circuit Court of Lake County
 County of Lake *Michael G. Brown* SS: Probate Division
 Sitting at Crown Point, Indiana
 In the matter of **CLERK LAKE CIRCUIT COURT**
 Maria Socorro Favela a/k/a Cause No.:
 Maria Favela,
 Deceased.

45C01 1503EM00038

ORDER CONFIRMING TRANSFER OF REAL ESTATE AND GRANTING ACCESS TO MORTGAGE AND OTHER INFORMATION

This matter is before the Court on Andrew Favela's Verified Petition seeking confirmation of an affidavit prepared pursuant to Ind. Code 29-1-8 *et seq.* for the purpose of transferring title of certain real estate owned by the decedent at the time of her passing as well as to allow him access to her banking information relative to a mortgage loan concerning that property.

The Court having examined the same, having heard evidence and being duly advised now finds that:

1. Maria Socorro Favela a/k/a Maria Favela passed intestate on February 22, 2005 and her gross probate estate is less than the \$25,000.00 triggering the applicability of Ind. Code § 29-1-8 *et seq.*
2. That Andrew Favela, Nicholas Favela, and Daniel Favela are entitled to fee simple title, subject to existing liens and encumbrances, to the property commonly referred to as 204 Plum Creek Dr., Unit C, Schererville, IN 46375
3. As such, the Court confirms and validates any Affidavit of Heirship filed by Andrew Favela to induce the transfer of title from the decedent's name to Andrew Favela, Nicholas Favela, and Daniel Favela to such property.
4. Andrew Favela, Nicholas Favela, and Daniel Favela shall have full and complete access to information concerning any loan, mortgage, lien, or encumbrance to such property on behalf of the decedent's estate and any third-party may rely on this Order in providing such information.

All of which is FOUND and ORDERED this 6th day of MARCH, 2015.

[Signature] 3/5/15
 Probate Commissioner Date
 Lake Circuit Court **RECEIVED**

George C. Parazo
 Judge
 Lake Circuit Court

MAR 06 2015

Michael G. Brown
 CLERK LAKE CIRCUIT COURT