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2017-086176

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NOV 15 2017

State of Indiana

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

Michael K. Brown
CLERK LAKE CIRCUIT COURT

County of Lake

In re:
Linda V. Quaife,
deceased,

Cause No.:

45C01 17 11 EM 00 15 9

AFFIDAVIT OF HEIRSHIP

Amanda Q. Cain, by counsel, after being duly sworn on their oath, states as follows:

1. Linda V. Quaife held a fee simple interest in the following parcel of real estate located within Lake County, Indiana:
Common Address: 440 N. Dwiggins St., Griffith, IN 46319

Legal Description: In consideration of One-Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the following described real estate is hereby acknowledged as the property of Block 2 in the Original Town of Griffith, as per plat thereof, recorded in Plat Book 2 page 45, in the Office of the Recorder of Lake County, Indiana.

Tax I.D. No.: 45-07-35-402-016.000-006

2. Linda V. Quaife passed intestate on September 28, 2017.

3. Pursuant to Ind. Code § 29-1-8-1(b):

- a. The value of Linda V. Quaife's gross probate estate, wherever located (less liens and encumbrances), does not exceed fifty thousand dollars (\$50,000).
- b. That forty-five (45) days have elapsed since Linda V. Quaife's passing.
- 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 Linda V. Quaife.
- d. That Amanda Q. Cain has notified each distribute identified in the affidavit of their intention to present an affidavit under Ind. Code § 29-1-8-1 *et seq.*
- e. Amanda Q. Cain is entitled to payment or delivery of the Property on her own behalf.

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: fifty thousand dollars (\$50,000), the costs and expenses of administration, and reasonable funeral expenses.

5. A petition has been filed with the above-referenced Court, who has Confirmed the transfer of the Real Property described above to Amanda Q. Cain.

6. Accordingly, the purpose of this Affidavit is to induce the transfer of title for the Property, in fee simple, to Amanda Q. Cain.

7. 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.

8. 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:



2017 086176

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDER
MICHAEL K. BROWN
RECORDER
2017 DEC 19 11 18 AM

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DEC 19 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

- a. A Petition being filed with the above-referenced Court to Enforce the Transfer, which may be granted without notice and hearing; and
- b. A Petition being filed with the above-referenced 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: October 26, 2017 al OC
 Amanda Q. Cain

State of Indiana

County of Lake

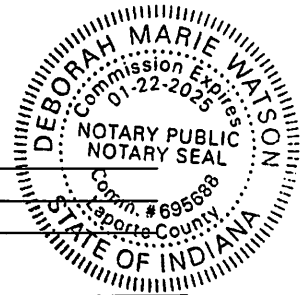
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas Favela and, being first duly sworn upon his oath, stated that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this 26 day of October, 2017.

Signature

[Handwritten Signature]

Grantee: Amanda Q. Cain, 102 Toula Avenue, Longwood, Florida 32750
 Tax Bills To: Amanda Q. Cain, 102 Toula Avenue, Longwood, Florida 32750
 Return To: Amanda Q. Cain, 102 Toula Avenue, Longwood, Florida 32750



This instrument prepared by:



SHAUN T. OLSEN
 OLSEN LEGAL GROUP LTD.
 8585 Broadway, Ste. 680, Merrillville, IN, 46410
 219-778-5415

***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.

[Handwritten Signature]
 Shaun T. Olsen, Esq. 23972-64