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2019-074989

2019 Oct 31

8:44 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

STATE OF INDIANA)
) SS: IN RE: TERRY L. VITOUX, DECEDENT
COUNTY OF LAKE)

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY

1. That the decedent, TERRY L. VITOUX died intestate while a resident of Lake County, Indiana, on the 22nd day of January 2019.

2. That the most recent instruments recorded in the Lake County Recorder's Office concerning the property that is the subject of this Affidavit were a Small Estate Affidavit not in compliance with the recently amended IC 29-1-7-23 recorded as Instrument number 2019 060715 and a Quitclaim deed recorded as Instrument number 2019 061862 which had no effect due to the failure of the Small Estate Affidavit.

3. That the most recent recorded instrument prior to those listed in Item 2 was a Warranty Deed recorded as Instrument number 2013 050927 which conveyed title to the real estate from Kathleen Biron, Grantor to Terry L. Vitoux, Grantee and the named decedent herein.

4. That at least seven (7) months have elapsed since the decedent's death.

5. That no letters testamentary or letters of administration have been issued to a court appointed personal representative for the decedent within the time limits specified under IC 29-1-7-15.1(d).

6. That a probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the decedent's real property

7. That pursuant to IC 29-1-2-1, the decedent's intestate heirs, since the decedent left no spouse surviving, are the decedent's children listed below:

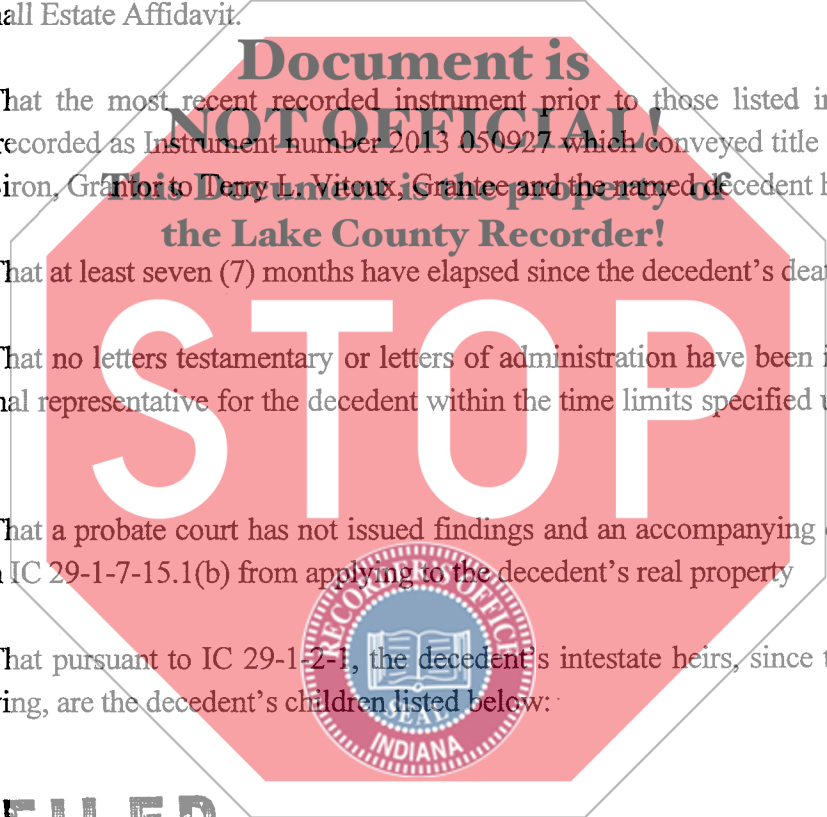
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JOHN S. PETALAS
LAKE COUNTY AUDITOR

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CHK# 3051
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IN RE: TERRY L. VITOUX
SMALL ESTATE AFFIDAVIT
PAGE TWO

Tina M. Vitoux Foster	Adult Daughter	7102 Carolina Street Merrillville, IN 46410
Teresa L. Vitoux	Adult Daughter	2137 Shelburne Drive, Apt. C Indianapolis, IN 46260
Tim L. Vitoux	Adult Son	195 Ford Drive Carmel Valley, CA 93924

8. That the real estate which is the subject of this Affidavit is as follows:

See Attached Exhibit A for Legal Description

Parcel No: 45-12-15-177-011,000-030
Commonly known as: 7102 Carolina Street, Merrillville, IN 46410

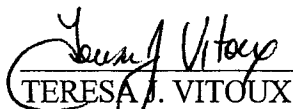
9. That since there were three surviving children, each is now the owner of a one-third undivided interest in the real estate as a result of the decedent's death pursuant to IC 29-1-2-1:

Tina M. Vitoux Foster	Adult Daughter	Undivided One-Third Interest
Teresa L. Vitoux	Adult Daughter	Undivided One-Third Interest
Tim L. Vitoux	Adult Son	Undivided One-Third Interest



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SMALL ESTATE AFFIDAVIT
PAGE THREE

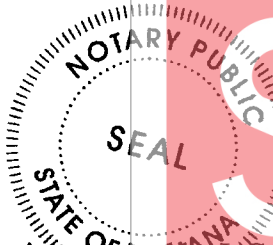
9. That the gross value of the estate of the decedent, TERRY L. VITOUX, as determined for the purposes of Federal Estate taxes, was less than the value required for the filing of a Federal Estate Tax Return. As a consequence thereof, the decedent's estate was not subject to Federal Estate Tax.



TERESA J. VITOUX
AFFIANT

STATE OF INDIANA
COUNTY OF MARION

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

WITNESS my hand and Notarial seal, this 7th day of October 2019.

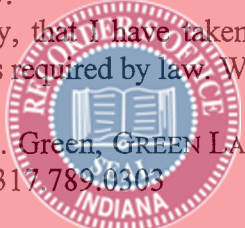



Melissa R. Gasparrini, Notary Public
Resident of Hancock County
My Commission Expires 08/26/2023

Affirmation required by I.C. 36-2-11-15:

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. William J. Green, Attorney #16725-49

This instrument prepared by William J. Green, GREEN LAW OFFICES, PC, 6904 S. EAST STREET, SUITE E, INDIANAPOLIS, IN 46227 PH: 317.789.0303



IN RE: TERRY L. VITOUX
SMALL ESTATE AFFIDAVIT
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EXHIBIT "A"

Legal Description

PART OF THE EAST ONE-HALF OF THE NORTHWEST ONE- QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 21 IN BLOCK 2 IN PART #1, MERRILL HEIGHTS SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE EAST 160 FEET; THENCE NORTH 79 FEET: THENCE SOUTH 79 FEET TO THE PLACE BEGINNING , IN LAKE COUNTY, INDIANA.

