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2019-081003

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

2019 Nov 22

4:08 PM

Mail Tax Bills To:
Jimmy C. Siokos
P.O. Box 173
Keene, CA 93531
Grantee's Address Above

STATE OF INDIANA)
)
COUNTY OF LAKE)

**AFFIDAVIT OF DEATH AND
AFFIDAVIT FOR TRANSFER OF REAL ESTATE**

The undersigned, **JIMMY C. SIOKOS** (the "Affiant"), being duly sworn, states:

1. The Affiant is the son and a devisee and legatee of **CONSTANTINE SIOKOS** (the "Decedent"), who died testate on September 26, 2019, while domiciled in Lake County, Indiana.

2. The Decedent acquired an interest as Tenants by the Entireties with his wife, Pauline Siokos (the "Decedent's Title Interest") in the real estate described in this Affidavit (the "Real Estate") by a Warranty Deed dated April 30, 1993, and recorded on May 18, 1993, as Document No. 93032100, in the Office of the Recorder of Lake County, Indiana. Pauline Siokos died on February 5, 2015 at which time Constantine Siokos acquired title to the real estate as the surviving Tenant by the Entireties.

3. The last instrument recorded in the office of the Recorder of Lake County, Indiana, was the Warranty Deed dated April 30, 1993 described in the previous paragraph and an Affidavit of Survivorship recorded in November 2019 (the "Latest Recorded Instrument").

4. The Real Estate is located in Lake County, Indiana, and is more fully described by property tax parcel number and legal description as follows:

Lot 15 in Block 4 in Quail Meadows Unit No. 3, in the City of Crown Point, as per plat thereof, recorded in Plat Book 63, page 42, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 750 Clover Lane, Crown Point, Indiana 46307
Tax ID Number: 45-16-06-436-001.000-042

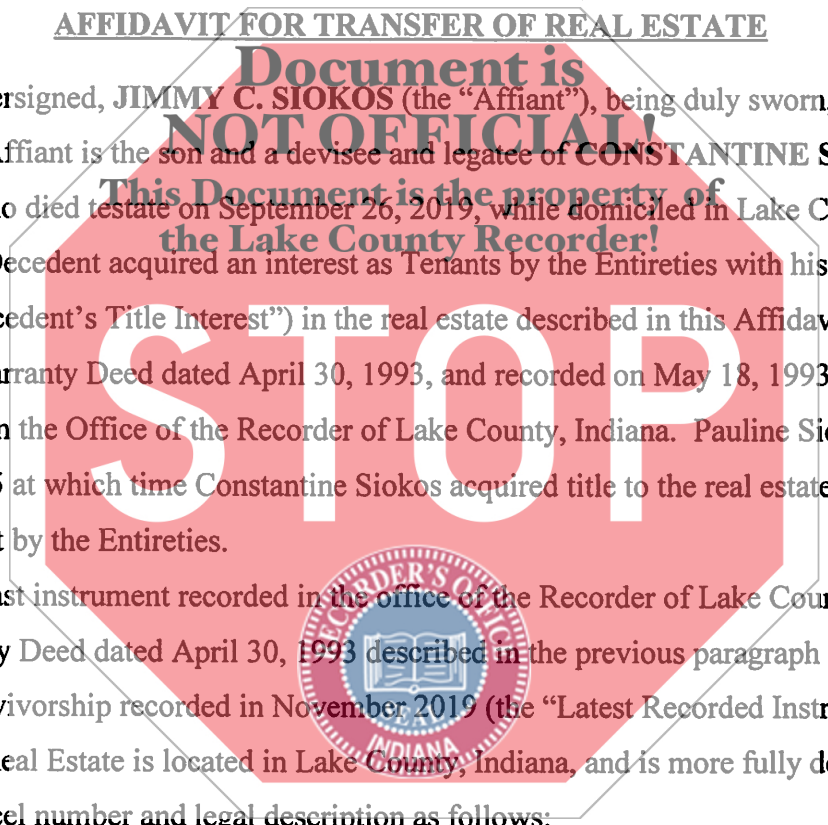
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JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.00
Ck#: 5531
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5. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate without administration by order of the Circuit Court of Lake County, Indiana, entered in Cause No. 45C01-1910-EM-000186 on October 23, 2019, provided for the Decedent's Title Interest to be distributed to the Decedent's legatees and devisees (the "Legatees") by percentages or fractions as follows:

- a. 1/7 undivided interest, as Tenant in Common, to Jimmy C. Siokos, whose address is P.O. Box 173, Keene, CA 93531;
- b. 1/7 undivided interest, as Tenant in Common, to Susan Siokos, whose address is P.O. Box 5129, Evanston, IL 60204; and
- c. 1/7 undivided interest, as Tenant in Common, to Connie Reed, whose address is 141 Anita Drive, Bourbonnais, IL 60914.
- d. 1/7 undivided interest, as Tenant in Common, to Danny Siokos, whose address is 400 Lily Lane, Altoona, WI 54720.
- e. 1/7 undivided interest, as Tenant in Common, to Georgette Wicker, whose address is 10292 Still Meadow Drive, Wheatfield, IN 46392.
- f. 1/7 undivided interest, as Tenant in Common, to David Siokos, whose address is 17041 Greenbay Avenue, Lansing, IL 60438.
- g. 1/7 undivided interest, as Tenant in Common, to Jeffrey Siokos, whose address is 750 Clover Lane, Crown Point, IN 46307.

6. The Decedent's Title Interests devolved to and vested in said Legatees under the Will immediately as a matter of law under IC 29-1-7-23 upon the Decedent's death.

7. There is no federal estate tax or Indiana Inheritance Tax due and owing as a consequence of the Decedent's death.

8. As of this date:

- a. no letters testamentary or letters of administration have been issued to date to a court-appointed personal representative for the Decedent within the time limits specified under

IC 29-1-7-15.1(d);

b. 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 Real Estate;

c. a majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and

d. It is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate once 5 months have elapsed since the date of the decedent's death.

9. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana, to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that is exempt from the requirements to file a sales disclosure under IC 29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.

10. The Affiant affirms the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

I affirm under the penalties for perjury that the foregoing statements are true.

Dated: November 18, 2019


JIMMY C. SIOKOS

STATE OF INDIANA _____)
)
COUNTY OF LAKE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **JIMMY C. SIOKOS** who affirmed the truth of the representations herein and acknowledged execution of this Affidavit for Transfer of Real Property on November 18, 2019.

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

KENT A JEFFIRS
Notary Public - Notary Seal
State of Indiana
Lake County
My Commission Expires Sept 28, 2024

Kent A. Jeffirs, Notary Public

RECORDER'S OFFICE
SEAL
INDIANA

Prepared by: Attorney Kent A. Jeffirs, 104 W. Clark Street, Crown Point, IN 46307. I affirm, under penalties of perjury, I took reasonable care to redact each Social Security number on this document, unless required by law.