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**Mail Tax Bills To:**  
Wiley Creal, Sr.  
2924 W. 84<sup>th</sup> Place  
Merrillville, IN 46410  
Grantee's Address Above

**2020-044353**

2020 Jul 15

8:30 AM

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

STATE OF INDIANA )  
  )  
COUNTY OF LAKE )

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

The undersigned, **WILEY CREAL, JR.** (the "Affiant"), being duly sworn, states:

1. The Affiant is the brother of and an heir at law of **TERIE CREAL** (the "Decedent"), who died intestate on November 8, 2019, while living in Lake County, Indiana.
2. The Decedent acquired a fee simple interest (the "Decedent's Title Interest") in the real estate described in this Affidavit (the "Real Estate") by a Warranty Deed dated July 9, 2003, and recorded on July 14, 2003, as Document No. 2003-072784, in the Office of the Recorder of Lake County, Indiana.
3. The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was the Warranty Deed dated July 9, 2003, and recorded on July 14, 2003 described in the previous paragraph (the "Latest Recorded Instrument").
4. The Real Estate is located in Lake County, Indiana, and is more fully described by legal description, street address, and property tax parcel number as follows:

Lot 29, in Block 12, in Meadowdale Subdivision, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 31, Page 52, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1450 West 56<sup>th</sup> Avenue, Merrillville, Indiana 46410  
Parcel No: 45-12-04-155-017.000-031

5. At the time of her death, the Decedent was a single woman, never married, and had no children and no surviving issue of any deceased children. The Decedent's mother, Sheila Ann Gaines, predeceased her on July 31, 1975, and the Decedent's father, Wiley Creal, Sr., survived her. The Decedent had four siblings, LaTonya A. Niravanh, Wiley Creal, Jr., Derrick Creal, and Curtis N. Gaines.

**FILED**  
JUL 14 2020  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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Curtis N. Gaines predeceased the Decedent on March 17, 2000 leaving two surviving children, Ashley N. Gaines and Tiara Gaines. Thus the Decedent's heirs-at-law under I.C. 29-1-2-1, are as follows:

- a. 1/4 undivided interest, as Tenant in Common, to **WILEY CREAL, SR.**, whose current address is 2924 West 84<sup>th</sup> Place, Merrillville, Indiana 46410;
- b. 3/16 undivided interest, as Tenant in Common, to **WILEY CREAL, JR.**, whose current address is 8507 Illinois Street, Merrillville, Indiana 46410;
- c. 3/16 undivided interest, as Tenant in Common, to **LATONYA A. NIRAVANH**, whose current address is 11584 Lady Alison Court, Waldorf, Maryland 20601;

d. 3/16 undivided interest, as Tenant in Common, to **DERRICK CREAL**, whose current address is 17169 Granduer Court, Noblesville, Indiana 46060;

e. 3/32 undivided interest, as Tenant in Common, to **ASHLEY N. GAINES**, whose current address is 707 E. Etna Road, Ottawa, Illinois 61350, and

f. 3/32 undivided interest, as Tenant in Common, to **TIARA GAINES**, whose current address is 3319 E. 2059<sup>th</sup> Road, Ottawa, IL 61350.

6. The Decedent's Title Interests devolved to and vested in said heirs-at-law as tenants in common 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 because more than 7 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.

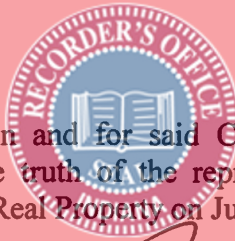
10. The Affiant affirms the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

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

Dated: June 25, 2020.

*Wiley Creal, Jr.*  
WILEY CREAL, JR.

STATE OF INDIANA )  
                                  )  
COUNTY OF LAKE )



BEFORE ME, a Notary Public in and for said County and State, personally appeared WILEY CREAL, JR. who affirmed the truth of the representations herein and acknowledged execution of this Affidavit for Transfer of Real Property on June 25, 2020.

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

*Kent A. Jeffirs*  
Kent A. Jeffirs, Notary Public

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.

*Kent A. Jeffirs*