2020-044433

2020 Jul 15

8:47 AM

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

STATE OF INDIANA) SS:

COUNTY OF LAKE

AFFIDAVIT OF DEATH AND AFFIDAVIT FOR TRANSFER OF REAL ESTATE PURSUANT TO IC 29-1-7-23(b) AS AMENDED BY SEA 518, SEC. 10, EFFECTIVE 7/1/2019

Note to Recorder:

Please index this instrument to the following, previous last recorded instruments:

Deed dated June 6, 2006, recorded on June 15, 2006 as Instrument Number 2006 051224, in the office of the Recorder of Lake County, Indiana (hereafter, the "Deed");

The Affiant, Joseph R. Parat, being first duly sworn, upon an oath deposes and says as follows:

- 1. The Affiant is one of the surviving adult children of Ronald J. Parat, deceased (hereafter, "Ronald").
- 2. Ronald was the sole owner in title to the following described real estate situated in Lake County, Indiana, to-wit:

 This Document is the property of

PART OF THE SOUTH 15 ACRESOFTHE NORTHEST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING 745.05 FEET WEST AND 129.93 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 250 FEET, THENCE EAST 230 FEET, THENCE SOUTH 250 FEET, THENCE WEST 230 FEET, TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THAT PART LYING WITHIN 126TH PLACE.

PARCEL NO.: 45-15-22-230-001.000-014

ADDRESS: 8131 W. 126TH AVENUE, CEDAR JAKE, IN 46303

(referred to hereinafter, the "Real Estate," but the tax parcel number and property address are provided for informational purposes only and are not part of the description of the Real Estate) by Quit Claim Deed dated June 6, 2006, recorded on June 15, 2006 as Instrument Number 2006 051224, in the office of the Recorder of Lake County, Indiana, being the last deed of record.

- 3. Ronald died intestate on October 7, 2019, unmarried, leaving two adult children as his only heirs-at-
- 4. Ronald was the father of two children, namely, Joseph R. Parat, the Affiant herein, (hereinafter, "Joseph") and Debra L. Parat (hereinafter, "Debra"), both of whom are living, competent adults, as his only heirs-at-law (hereinafter, the heirs-at-law are referred to as the "Heirs").
- 5. Title to the Real Estate was immediately vested in the Heirs as tenants in common immediately upon Ronald's death by operation of the law in accordance with IC 29-1-7-23, subject to the power of a personal representative to divest title under the requirements of IC 29-1-7-15.1.
- 6. No petition was filed for probate of a will and for issuance of letters testamentary, for appointment of an administrator with the will annexed, or for the appointment of an administrator under IC 29-1-7-5 within five months after Ronald's death, nor did the Clerk issue letters testamentary or letters of administration within seven

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

28. q 31019 months after Ronald's death, so the power of a personal representative to divest title expired automatically as a matter of law under IC 29-1-7-15.1(b), and title is now invested indefeasibly in the **Heirs** as follows:

Name	Relationship	Address	Percentage
Joseph R. Parat	Ronald's Son	4218 Garden Ridge Rd Crestwood, KY 40014	50%
Debra L. Parat	Ronald's Daughter	8131 W. 126 th Ave. Cedar Lake, IN 46303	50%

7. This affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake County Auditor to transfer the Real Estate to the names of Joseph R. Parat and Debra L. Parat upon the Lake County Auditor's real estate transfer records.

FURTHER AFFIANT SAYETH NOT.

Joseph R. Parat

Before me, a Notary Public in and for said County and State, this 24th day of June, 2020, personally appeared Joseph R. Parat, who swore to the truth of the representations contained herein and acknowledged the execution of the above and foregoing Affidavit of Death and Affidavit for Transfer of Real Estate to be his free and voluntary act and deed.

MY COMMISSION EXPIRES NOVEMBER 14, 20 COMMISSION NO. 705318

Notary Public

EXECUTED AND DELIVERED in my presence:

Witness:

printed name: Manco

SEA!

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Nancy T. Welkenski, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Joseph R. Parat in the above-named subscribing witness's presence and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 274 day of June, 2020.

DAVID G. CLARK NOTARY PUBLIC SEAL

LAKE COUNTY, STATE OF INDIANA MY COMMISSION EXPIRES NOVEMBER 18, 2028 COMMISSION NO. 705318 Notary Public

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. - David G. Clark

THIS INSTRUMENT WAS PREPARED BY DAVID G. CLARK, LAWYER #15397-45, CANALIA & CLARK LLC, 8840 CALUMET AVENUE, SUITE 205, MUNSTER, IN 46321, AT THE SPECIFIC REQUEST OF OWNER OR REPRESENTATIVES AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT.

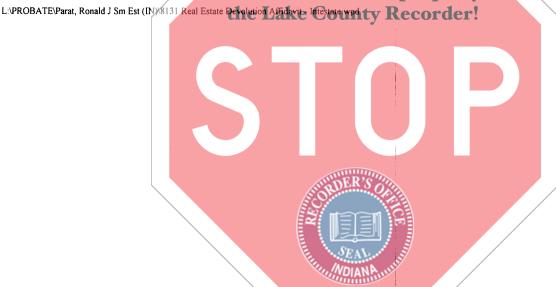
PREPARED BY, RECORD AND RETURN TO:

David G. Clark, Esq. Canalia & Clark, LLC 8840 Calumet Avenue, Suite 205 Munster, IN 46321-2546

SEND TAX BILLS TO:

Debra L. Parat 8131 W. 126th Ave. Cedar Lake, IN 46303 Document is NOT OFFICIAL!

This Document is the property of



CERTIFICATION OF DEATH RECORD

COOK COUNTY CLERK VITAL RECORDS CHICAGO, ILLINOIS MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 0079713					DATE ISSUED 10/16/2019	
DECEDENT'S LEGAL NAME RONALD JOSEPH PARAT				45 9 1 - 29 9 - 1 5 9 1 5 5	OF DEATH TOBER 07, 2019	
COUNTY OF DEATH AGE AT LAST BIRTHDAY COOK 76 YEARS			DATE OF BIRTH MARCH 19, 1943			
CITY OR TOWN CHIGAGO			HER INSTITUTION			
PLACE OF DEATH DECEDENT'S HOME						
BIRTHPLACE SOCI CHICAGO, IL	AL SECURITY NUMBER STAT	US AT TIME OF DEATH DRCED FROM MARRIAGE	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME EVER IN U.S. ARMED FORCES? NO			
		Y OR TOWN DEDAR LAKE		INSIDE CITY LIMITS? YES		
N 0 to 1 to 140 to 10 t		IT'S NAME PRIOR TO FIRST MARRI	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	MOTHER/CO PARENTS NAME CATHERINE MARIE	PRIOR TO FIRST MARRIAGE/CIVIL UNION	
INFORMANT'S NAME JOSEPH PARAT	RELATION SON	SHIP	MAILING ADDRESS 4218 GARDEN RIDGE ROAD, CRESTWOOD, KY, 40014			
METHOD OF DISPOSITION CREMATION	DE DISPOSITION PLACE OF DISPOSITION LC		*	Y OR TOWN AND STATE	DATE OF DISPOSITION OCTOBER 11, 2019	
FUNERAL HOME RIDGE FUNERAL HOME, 6620						
EUNERAL DIRECTOR'S NAME EDWARD A TYLKA				FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015073		
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH	NAME			DATE FILED WITH LOCAL REGISTRAR OCTOBER 10, 2019		
IMMEDIATE CAUSE a		Mocaliter	proper	ty of	YEARS YEARS	
PART II. Enter other significant conditions	contributing to death but not n		given in PART I	WAS AN AUT	OPSY PERFORMED? NO	
					PSY FINDINGS USED TO CAUSE OF DEATH? N/A	
FEMALE PREGNANCY STATUS NOT APPLICABLE				MANNER OF NATURAL		
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY			INJURY AT WORK?	
LOCATION OF INJURY		Esta de la companya del companya de la companya del companya de la				
DESCRIBE HOW INJURY OCCURRED		COULRSO		FI	KANSPORTATION INJURY, SPECIFY	
이 한번 다른 화면에 가지는 학생을 가면 되는 전환하다. 그렇다	The state of the s	MEDICAL EXAMINER OR ONER CONTACTED? NO	DATE P	RONOUNCED	TIME OF DEATH 05:04 PM	
CERTIFIER PHYSICIAN		SEAL.			E CERTIFIED OCTOBER 09, 2019	
NAME, ADDRESS AND ZIP CODE OF PERS			04		PHYSICIAN'S LICENSE NUMBER 010315821 CE102	



This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.

Karen A. Yarbrough Cook County Clerk



NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM