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2020-063598

2020 Sep 14 8:35 AM

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

TRANSFER ON DEATH AFFIDAVIT

JANET DARRAH, upon personal knowledge and belief, makes these statements:

1. Phyllis L. Bostwick died April 5, 2020 owning an interest in the following described real estate in Lake County, Indiana:

Lot 5, in Triangle Park, a resubdivision of part of outlot "A", in Curnow Addition to the City of Hammond, as per plat thereof, Recorded in Plat Book 34 page 62, in the Office of the Recorder Of Lake County, Indiana.

Parcel Number: 45-07-07-478-038.000-023
Common Address: 1522 172nd Place, Hammond, IN 46324

2. On September 1, 2017, Phyllis L. Bostwick signed a Transfer on Death Deed transferring, on her death, her interest in the real estate described above which document was recorded on September 19, 2017 in the Office of the Recorder of Lake County, Indiana, as document number 2017 063411.

3. The designated beneficiary in the Transfer on Death Deed and her address who survive the Owner or are in existence at Owner's death is:

Janet Darrah, 840 Crestview Lane, Owatonna, MN 55060

5. The purpose of this Affidavit is to comply with the requirements of IC 32-17-14-26(b)(20) to transfer on death Phyllis L. Bostwick's interest in the real estate described above to the Transfer on Death Deed beneficiary.

6. The estate of Phyllis L. Bostwick, deceased, was not subject to federal estate tax.

In Witness Whereof, Janet Darrah has executed this instrument this 14th day of August, 2020.

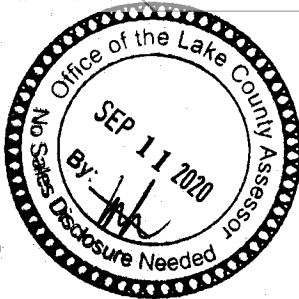


Janet Darrah
JANET DARRAH

FILED

SEP 11 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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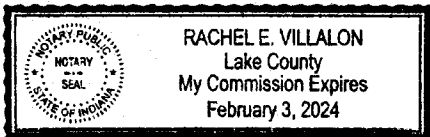
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RM

STATE OF INDIANA)
)
COUNTY OF LAKE)

14th Before me, the undersigned, a Notary Public in and for said County and State, this day of August, 2020, personally appeared Janet Darrah, and acknowledged her execution of the foregoing Transfer on Death Affidavit as her voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Rachel E. Villalon

Notary Public
Resident of Lake County, Indiana



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

Document is NOT OFFICIAL
Carla K. Pyle

Send Tax Bills To:
Janet Darrah
1522 172nd Place
Hammond, IN 46324

This Document is the property of the Lake County Recorder!

STOP

This Instrument Prepared By: CARLA K. PYLE - #25803-64
RUBINO, EUMAN, CROSMER & POLEN
275 Joliet Street, Suite 330, Dyer, IN 46311
219-322-8222



CERTIFICATE OF PROOF

EXECUTED AND DELIVERED in my presence;

Lisa M. Kristy (witness signature)

Witness: Lisa M. Kristy

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared LISA M. KRISTY 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 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 14th day of August, 2020.

My Commission Expires: February 3, 2024 Signature: Rachel E. Villalon

Resident of Lake County Printed: Rachel E. Villalon
Notary Public

