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STATE OF INDIANA )  
COUNTY OF LAKE )

2020-086517

2020 Nov 24 12:45 PM

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

**AFFIDAVIT OF SURVIVORSHIP**

LYNNE M. BACH, being duly sworn upon her oath, says:

1. That she the joint tenant with right of survivorship of HELEN ELEANOR BALAZS, who was named as a Grantee in a Quit-Claim Deed recorded on December 28, 2010, of the following described real estate, to-wit:

**SEE ATTACHED**

Commonly known as: 2209 E. State Road 231, Crown Point, Indiana  
Parcel Number: 45-16-23-326-008.000-041

2. That the said HELEN ELEANOR BALAZS died on April 1, 2018, a resident of Crown Point, Lake County, Indiana, and at that time was the joint tenant of affiant herein. A certified copy of the death certificate of HELEN ELEANOR BALAZS has been attached hereto and labeled as Exhibit "A".

3. That HELEN ELEANOR BALAZS and LYNNE M. BACH, as Joint Tenants with Rights of Survivorship, held title to the property at the time of HELEN ELEANOR BALAZS' death.

4. That the estate of HELEN ELEANOR BALAZS did not owe Federal Estate Taxes.  
Further, Affiant Sayeth Not.

  
LYNNE M. BACH

EXECUTED AND DELIVERED in my presence:

  
[Witness Signature]

Gerald Frankhouse  
[Witness's Printed Name]

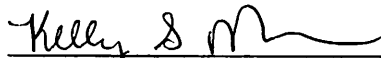
STATE OF INDIANA )  
COUNTY OF LAKE )

**FILED**

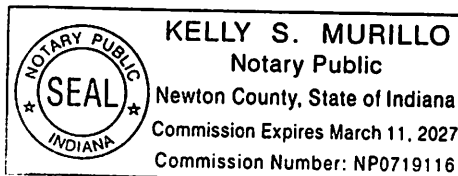
**NOV 24 2020**

**JOHN E. PETALAS  
LAKE COUNTY AUDITOR**

Before me, a Notary Public in and for said County and State, this 19<sup>th</sup> day of November, 2020, personally appeared Lynne M. Bach, and who, being fully empowered to do so, acknowledged the execution of the above and foregoing release and waiver.

  
Kelly S. Murillo, Notary Public

County of Residence: Newton  
Commission Expires: 03/11/2020



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2047  
ad

STATE OF INDIANA )  
 ) SS:  
COUNT OF LAKE )

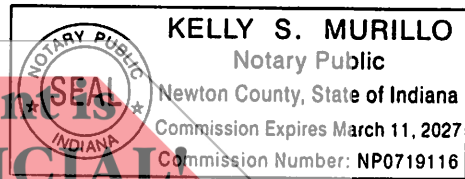
Before me, a Notary Public in and for said County and State, personally appeared Lynne M. Bach, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Lynne M. Bach, 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 19<sup>th</sup> day of November, 2020.

Kelly S. Murillo [Notary's signature]

Kelly S. Murillo [Notary's printed name]

My commission Expires: 03/11/2027  
County of Residence: Newton



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.



# Legal Description

## PARCEL 1:

PART OF THE EAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN, DESCRIBED AS:  
COMMENCING AT THE POINT ON THE EAST LINE THEREOF 1512.65 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ON AN ANGLE FROM NORTH TO WEST OF 49 DEGREES 32 MINUTES, A DISTANCE OF 728.17 FEET TO THE BEGINNING POINT OF THIS TRACT, THENCE CONTINUING NORTHWESTERLY ON THE SAME ANGLE 184.67 FEET, THENCE NORTHEASTERLY AT RIGHT ANGLES TO LAST DESCRIBED LINE A DISTANCE OF 173.55 FEET TO THE SOUTHERLY LINE OF STATE ROAD 53, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ROAD, 184.75 FEET, THENCE SOUTHWESTERLY 163.45 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA. KEY NUMBER 7-19-32

## PARCEL 2:

A FIVE ACRE TRACT IN THE EAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 23 TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  THAT IS 1512.65 FEET SOUTH OF THE NORTHEAST CORNER THEREOF THENCE NORTHWESTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 49 DEGREES 32 MINUTES, MEASURED NORTH TO WEST WITH SAID EAST LINE, 728.17 FEET TO THE POINT OF BEGINNING OF SAID 5 ACRE TRACT; THENCE CONTINUING NORTHWESTWARD ON SAID 728.17 FOOT LINE, A DISTANCE OF 610.38 FEET TO THE CENTER LINE OF THE PUBLIC DITCH AND THE EAST LINE OF PROPERTY OWNED BY ELLIS G. AND LORA E. DILLABAUGH AND RECORDED IN DEED RECORD 543 PAGE 475 IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA, SAID POINT IN THE CENTER LINE OF THE DITCH BEING 208 FEET AT RIGHT ANGLES FORM THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 53, THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID DILLABAUGH PROPERTY 42.62 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 225 DEGREES 25 MINUTES MEASURED NORTHEAST THROUGH SOUTH TO SOUTHWEST 112.20 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 143 DEGREES 34 MINUTES MEASURED NORTHEAST THROUGH SOUTH TO SOUTHWEST 125.30 FEET; THENCE SOUTHERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 149 DEGREES 15 MINUTES MEASURED NORTHEAST TO SOUTH 38.90 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 152 DEGREES MEASURED NORTH TO SOUTHEAST 100 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 173 DEGREES 43 MINUTES MEASURED NORTHWEST THROUGH NORTH TO SOUTHEAST 70.00 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 194 DEGREES 27 MINUTES MEASURED NORTHWEST THROUGH NORTH TO SOUTHEAST 135.00 FEET; THENCE SOUTH ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 200 DEGREES 19 MINUTES MEASURED NORTHWEST THROUGH NORTH TO SOUTH 100.00 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 99 DEGREES 11 MINUTES MEASURED NORTH TO SOUTHEAST 428.7 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 125 DEGREES 33 MINUTES MEASURED NORTHWEST THROUGH NORTH TO NORTHEAST 200 FEET TO THE POINT OF BEGINNING IN LAKE COUNTY, INDIANA. KEY NUMBER: 7-19-40.



INDIANA STATE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

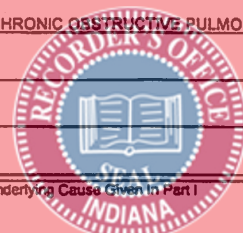
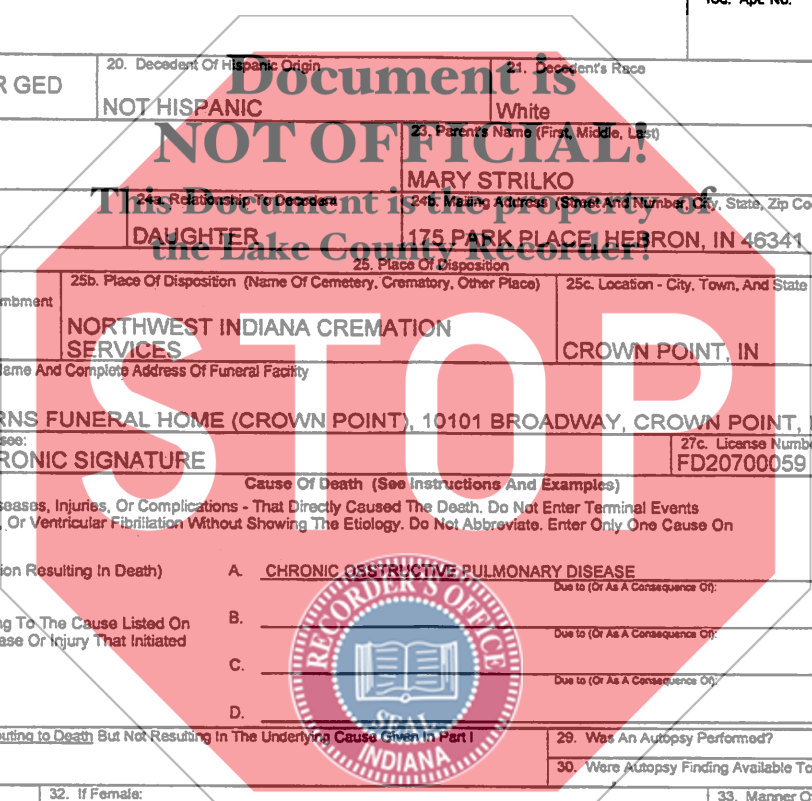
Tracking No. 155436

Local No 901143

EDR No 00000636467

State No 017092

Form containing fields for decedent's name (ELEANOR HELEN BALAZS STRILKO), date of death (04/01/2018), cause of death (CHRONIC OBSTRUCTIVE PULMONARY DISEASE), and certifying physician (TEOFILO S VINLUAN).



NOT VALID UNLESS

APR 06 2018

LAKE COUNTY HEALTH OFFICE

RAISED SEAL AFFIXED

"A"