

2020-086527

2020 Nov 24

2:15 PM

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

Please Mail Future Tax Statements to:

Karen S. Erwin
1900 Robin Dr.
Munster, Indiana 46321

PARCEL NO. 45-07-09-331-002.000-023

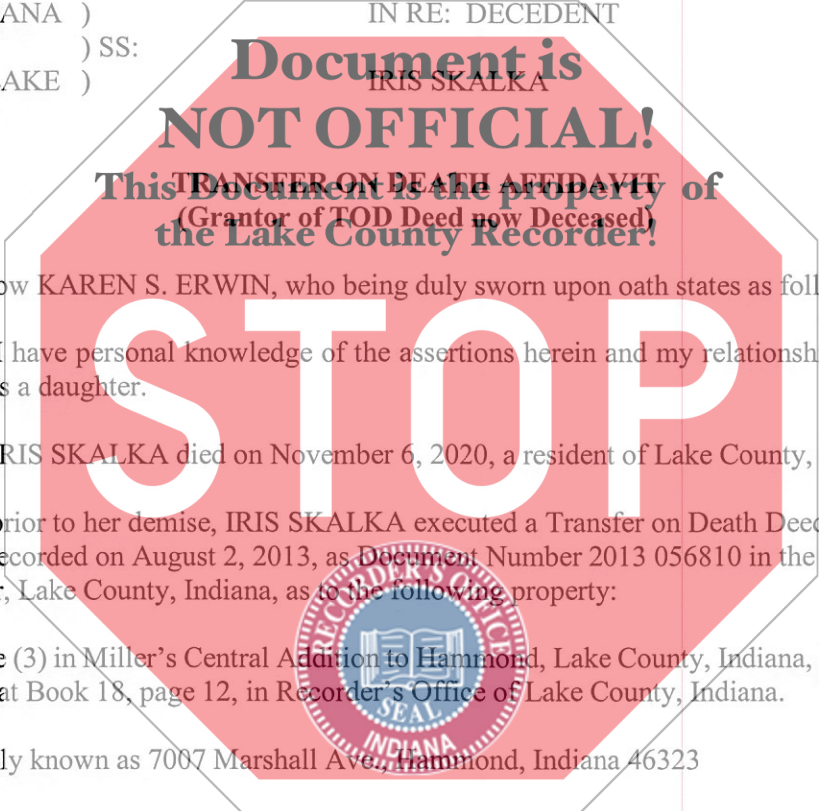
Property address:
7007 Marshall Ave.
Hammond, IN 46323

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN RE: DECEDENT
IRIS SKALKA

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NOT OFFICIAL!**

**This Document is the property of
the Lake County Recorder!**



Comes now KAREN S. ERWIN, who being duly sworn upon oath states as follows:

1. That I have personal knowledge of the assertions herein and my relationship to the decedent, IRIS SKALKA, is a daughter.
2. That IRIS SKALKA died on November 6, 2020, a resident of Lake County, Indiana.
3. That prior to her demise, IRIS SKALKA executed a Transfer on Death Deed on July 29, 2013, which was duly recorded on August 2, 2013, as Document Number 2013 056810 in the Office of the Lake County, Recorder, Lake County, Indiana, as to the following property:

Lot Three (3) in Miller's Central Addition to Hammond, Lake County, Indiana, as same appears of record Plat Book 18, page 12, in Recorder's Office of Lake County, Indiana.

Commonly known as 7007 Marshall Ave., Hammond, Indiana 46323
4. That said transfer on death deed transferred title of the real estate described above to KAREN S. ERWIN said transfer to take effect upon the death of the Grantor, IRIS SKALKA.
5. The surviving TOD beneficiary and her address is:

Karen S. Erwin
1900 Robin Dr.
Munster, Indiana 46321

FILED
NOV 24 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR



25.00
CASH
KX

6. That neither a subsequent deed of conveyance revoking, omitting, or changing the beneficiary designation nor an affidavit acknowledged or proved under IC 32-21-2-3 revoking or changing the beneficiary designation was recorded before the death of IRIS SKALKA pursuant to IC 32-17-14-16(j).

7. That by reason of the death of IRIS SKALKA the real property commonly known as 7007 Marshall Ave., Hammond, Indiana 46323, and herein legally described, was by operation of law, transferred to the beneficiary KAREN S. ERWIN.

8. That Affiant makes this Affidavit for the sole purpose of informing proper authorities of the death of the Transfer on Death Deed Grantor, IRIS SKALKA, and also for the purposes of perfecting the transfer of the real property to the transfer on death beneficiary, KAREN S. ERWIN, in accordance with the terms of said Transfer on Death Deed and the Indiana Transfer on Death Property Act.

Affiant further sayeth not this 24 day of November, 2020.

Document is NOT OFFICIAL!
KAREN S. ERWIN *Karen S. Erwin*

STATE OF INDIANA)

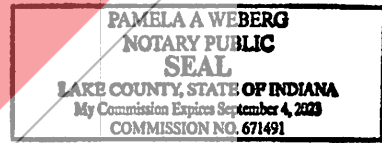
COUNTY OF LAKE)

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KAREN S. ERWIN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of November, 2020.

[Signature]
Notary Public



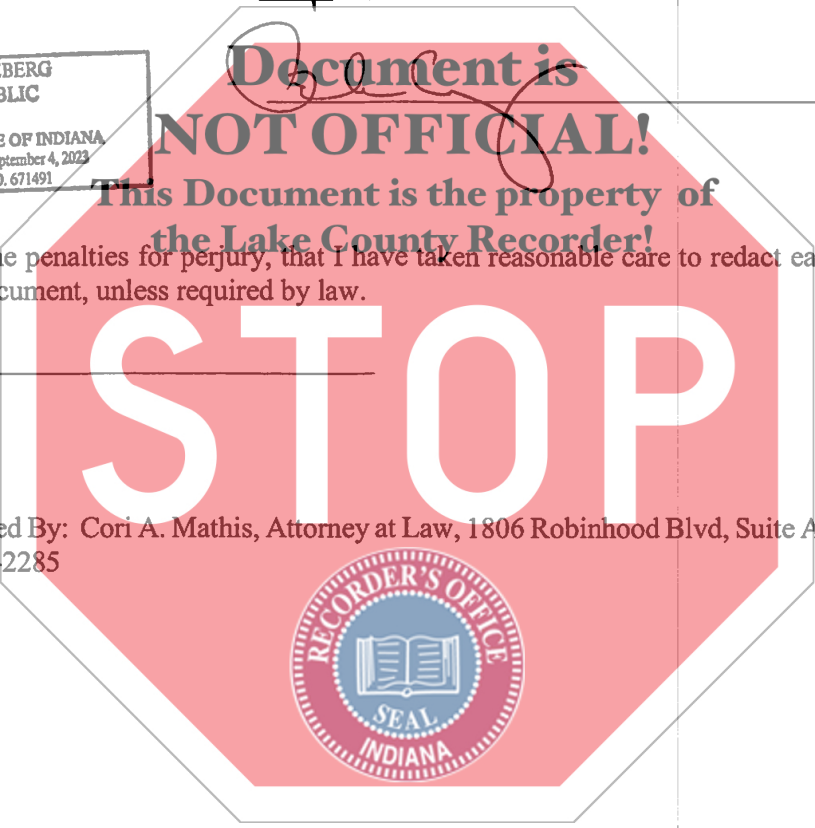
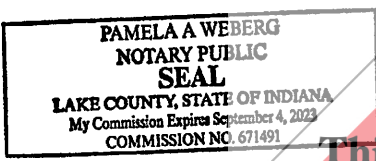
EXECUTED AND DELIVERED in my presence:

Rubija K. Cook
Witness:

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Rukya K. Cook, 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 KAREN S. ERWIN 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 24 day of November, 2020.



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.

CA
Cori A. Mathis

Document Prepared By: Cori A. Mathis, Attorney at Law, 1806 Robinhood Blvd, Suite A, Munster, Indiana 46321, (219) 865-2285