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2020-089153

2020 Dec 4

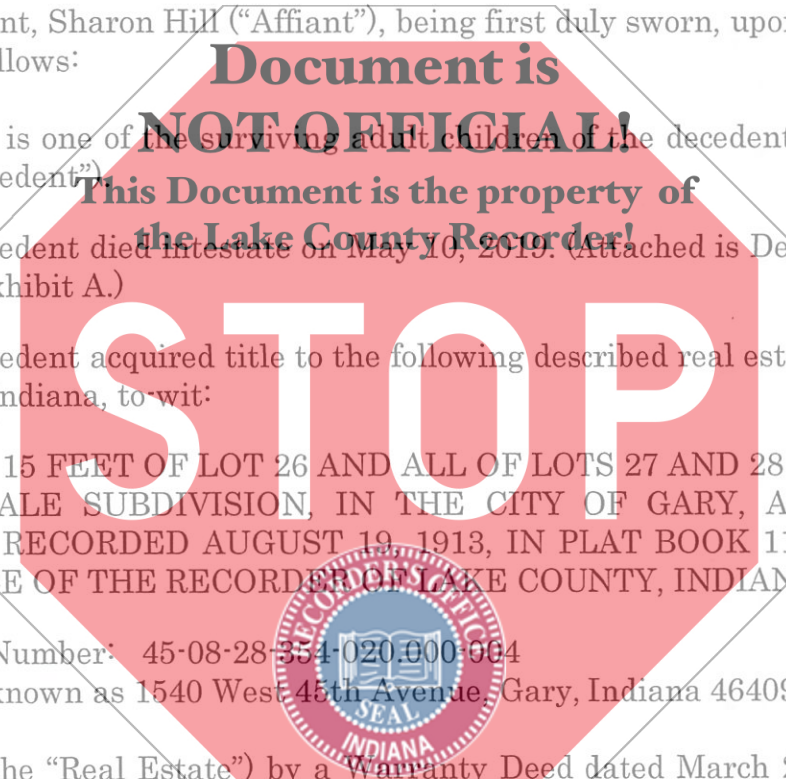
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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

STATE OF INDIANA )  
  ) SS:  
COUNTY OF LAKE )

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

The Affiant, Sharon Hill ("Affiant"), being first duly sworn, upon oath deposes and states as follows:



1. That she is one of the surviving adult children of the decedent, William Hill (hereafter, "Decedent").

2. That Decedent died intestate on May 10, 2019. (Attached is Decedent's death certificate as Exhibit A.)

3. That Decedent acquired title to the following described real estate situated in Lake County, Indiana, to-wit:

THE WEST 15 FEET OF LOT 26 AND ALL OF LOTS 27 AND 28 IN BLOCK 10 IN GLENDALE SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED AUGUST 19, 1913, IN PLAT BOOK 11, PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Tax Parcel Number: 45-08-28-354-020.000-004  
Commonly known as 1540 West 45th Avenue, Gary, Indiana 46409

(hereafter, the "Real Estate") by a Warranty Deed dated March 27, 1997 Jul 7, 1997 and recorded on July 7, 1997 in the Office of the Recorder of Lake County, Indiana. Thereafter, Novella Hill's interest was passed to William Hill, her surviving husband, at the time of her death on December 4, 2009, as evidenced by the duly recorded Survivorship Affidavit confirming that William survived his Wife Novella and her interest was passed by operation of law to her surviving spouse, the Decedent, William A. Hill.

4. The most recent recorded instrument responsible for conveying title to the Real Estate is the same Warranty Deed dated March 27, 1997 and recorded on July 7, 1997 as Document No. 97043871 wherein Decedent acquired title and his interest to the Real Estate.

**FILED**

**DEC 04 2020**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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5. The most recent recorded instrument in the Property's chain of title is the same Warranty Deed dated March 27, 1997, and recorded on July 7, 1997, as Document No.97043871 wherein Decedent acquired title and his interest to the Real Estate.

6. Title to the Real Estate was immediately vested in the Distributees (as described below) as tenants in common immediately upon Decedent's death by operation of the law in accordance with IC 29-1-7-23.

7. That at least seven months have elapsed since the Decedent's death.

8. That no letters testamentary or letters of administration have been issued to a court appointed personal representative for the Decedent.

9. That no Court has issued findings or an order preventing the devolution of the Real Estate as specified in IC 29-1-7-15.1.

10. That the names of each Distributee known to the affiant are as follows:

Name	Relationship	Address	Percentage
Sharon D. Hill	Adult daughter	1540 West 45 <sup>th</sup> Avenue Gary, Indiana 46408	Undivided 1/3 interest
Stephen G. Hill	Adult Son	1540 West 45 <sup>th</sup> Avenue Gary, Indiana 46408	Undivided 1/3 interest
Catherine M. Spann	Adult daughter	1819 N. Arbogast, 1F Griffith, Indiana 46319	Undivided 1/3 interest

11. That the Distributees are the adult children of the Decedent, who take as tenants in common each to an undivided 1/3 interest of the Real Estate in accordance with the intestacy statute as specified in IC 29-1-2-1.

12. That 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 Sharon D. Hill, Stephen G. Hill, and Catherine M. Spann, as tenants in common each to an undivided 1/3 interest upon the Lake County Auditor's real estate transfer records.

FURTHER AFFIANT SAYETH NOT.

Dated this 1st day of December, 2020.

*Sharon D. Hill*

Sharon D. Hill, AFFIANT

STATE OF INDIANA )

COUNTY OF LAKE )

SS:

**Document is NOT OFFICIAL!**

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared Sharon D. Hill and she, being first duly sworn by me upon her oath, says that the facts alleged in the foregoing instrument are true this 1st day of December, 2020.



*Kellie L. Anderson*  
Kellie L. Anderson, Notary Public

County of Residence: Lake  
Commission Expires: 04-03-2022

Witness to signature of Affiant:



*Beth Best*

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.

*Geoffrey G. Giorgi*  
(Geoffrey G. Giorgi)

This Instrument prepared by: Geoffrey G. Giorgi, GIORGI & BEBEKOSKI, LLC  
1401 E. Greenwood Avenue, Crown Point, Indiana