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2020-089674

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

STATE OF INDIANA)
COUNTY OF LAKE)

2020 Dec 8 10:07 AM

AFFIDAVIT FOR TRANSFER OF REAL ESTATE

The undersigned, Michelle Castaneda, (the "Affiant"), being duly sworn, states:

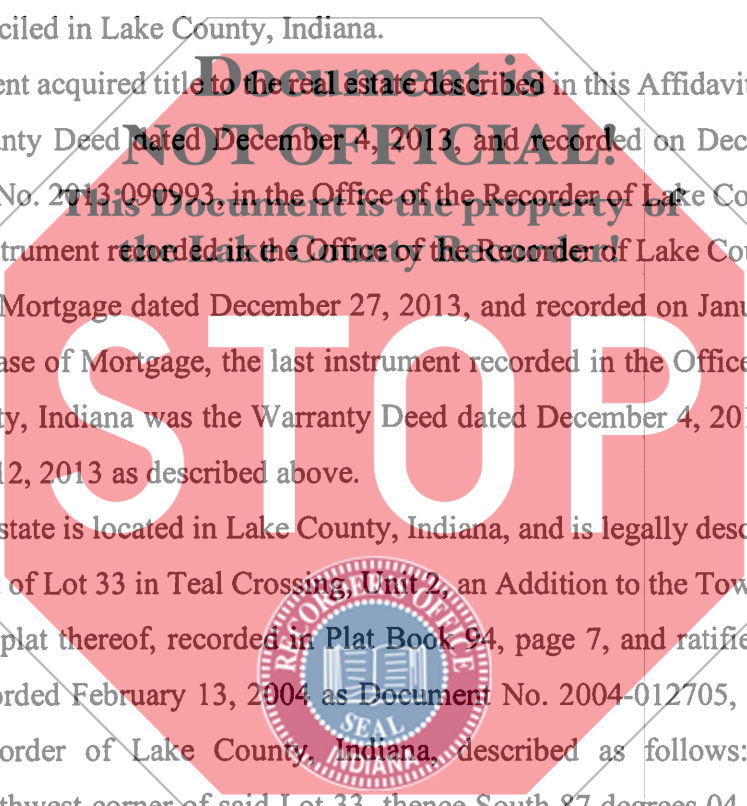
1. The Affiant is named Personal Representative of the Last Will and Testament of Eileen Ruth Engels aka Eileen R. Engels (the "Decedent"), who died testate on April 16, 2020, while domiciled in Lake County, Indiana.
2. The Decedent acquired title to the real estate described in this Affidavit (the "Real Estate") by a Warranty Deed dated December 4, 2013, and recorded on December 12, 2013, as Document No. 2013-090993, in the Office of the Recorder of Lake County, Indiana.
3. The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was a Release of Mortgage dated December 27, 2013, and recorded on January 10, 2014. Prior to the Release of Mortgage, the last instrument recorded in the Office of the Recorder of Lake County, Indiana, was the Warranty Deed dated December 4, 2013, and recorded on December 12, 2013 as described above.
4. The Real Estate is located in Lake County, Indiana, and is legally described as:
Part of Lot 33 in Teal Crossing, Unit 2, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 94, page 7, and ratified by an Instrument recorded February 13, 2004 as Document No. 2004-012705, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northwest corner of said Lot 33, thence South 87 degrees 04 minutes 29 seconds East, 130.00 feet along the North line of said Lot 33 to the Northeast corner of said Lot 33; thence South 02 degrees 55 minutes 31 seconds West, 59.67 feet along the East line of said Lot 33 to the extension of the centerline of an existing party wall; thence North 87 degrees 04 minutes 29 seconds West, 130.00 feet along said centerline and extensions thereof to the West line of said Lot 33; thence North 02 degrees 55 minutes 31 seconds East, 59.67 feet along said West line to the point of beginning.

Commonly Known As: 9110 Baker Street, Merrillville, Indiana 46410.

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DEC 08 2020

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**



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C# 023581
KK

Tax ID No.: 45-12-30-353-016.000-030

5. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate without administration by order of the Circuit Court of Lake County, Indiana, entered in Cause Number 45C01-2010-EM-197, provided for the Decedent's Title Interest to be distributed specifically to Michelle Castaneda, fee simple, whose address is 8815 Whitcomb Street, Merrillville, Indiana 46410.
6. The Decedent's Title Interest devolved to and vested in Michelle Castaneda under the Last Will and Testament immediately as a matter of law under Indiana Code § 29-1-7-23 upon the Decedent's death.
7. There is no federal estate tax or Indiana Inheritance Tax due and owing as a consequence of the Decedent's death.
8. As of this date:
 - a. No letters testamentary or letters of administration have been issued to date to a court-appointed personal representative for the Decedent within the time limits specified under Indiana Code § 29-1-7-15.1(d);
 - b. A probate court has not issued findings and an accompanying order preventing the limitations in Indiana Code § 29-1-7-15.1(b) from applying to the Real Estate;
 - c. A majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under Indiana Code § 29-1-10-21; and
 - d. It is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate once five (5) months have elapsed since the date of the decedent's death.
9. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that is exempt from the requirements to file a sales disclosure under

Indiana Code § 29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.

10. The Affiant affirms the truth of the representations in this Affidavit under the penalties for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in Indiana Code § 32-20-3-1) as stated in Indiana Code § 29-1-7-23(e).

I affirm under the penalties for perjury that the foregoing statements are true and accurate to the best of my knowledge and belief.

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Dated: 11-6-20

Michelle Castaneda
Michelle Castaneda

State of Indiana)

)ss:

County of Lake)

Before me, a Notary Public in and for said County and State, personally appeared MICHELLE CASTANEDA who acknowledged the execution of the foregoing affidavit as her voluntary act for the purposes stated therein.

Witness my hand and Notarial Seal this Friday, November 6, 2020

My commission expires:



Signature
Printed
Resident of

Myria Saunders
Myria Saunders
Porter County, Indiana



CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

EXECUTED AND DELIVERED IN MY PRESENCE:


Witness Signature

Jessica McPheeters
Witness Name (must be typed/printed)

PROOF:

STATE OF INDIANA

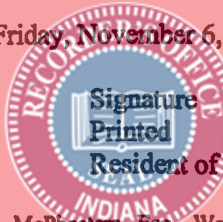
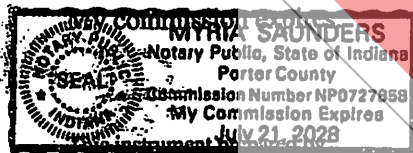
COUNTY OF LAKE

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This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared Jessica McPheeters the above named WITNESS to the foregoing instrument, who, being known or proved 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 Michelle Castaneda in the foregoing subscribing witness' 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 this transaction.


Witness my hand and Notarial Seal this Friday, November 6, 2020



Myria Saunders
Myria Saunders
Porter County, Indiana

Jessica L. McPheeters, Esq., Weiss, Schmidgall & Hires, P.C. 6 West 73rd Avenue, Merrillville, Indiana 46410 (219) 736-5297.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. No representation is made as to any time after this instrument was delivered or given to our client.


Jessica L. McPheeters, Esq.