

6

2020-089675

2020 Dec 8

10:07 AM

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

AFFIDAVIT TO TRANSFER REAL ESTATE
OWNED BY B. J. MULLINS

Comes now, EDTWON MULLINS, and after being duly sworn on his oath, and pursuant to Indiana Code § 29-1-7-23, state as follows:

1. That the decedent, B. J. Mullins (DOD – 08-22-1995), held a fee simple interest in the following parcel of real estate located within Lake County, Indiana, to wit:

Legal Description:

See attached Exhibit A.

More commonly known as 1100 Green Place, Gary, Indiana 46403.

Parcel No.: 45-09-07-203-026.000-004

2. The most recent recorded instrument for the subject property was an Affidavit for Transfer of Real Property dated May 28, 2019.

3. The most recent instrument responsible for conveying title to the subject property was an Affidavit for Transfer of Real Property that was to convey the property to E.M Mullins a.k.a Edtwon Mullins. The Affidavit for Transfer of Real Property was executed by to E.M Mullins a.k.a Edtwon Mullins on May 28, 2019. The Affidavit for Transfer of Real Property was filed stamped in the Office of the Auditor of Lake County, Indiana on June 12, 2019. The Affidavit for Transfer of Real Property was filed stamped in the Office of the Recorder of Lake County, Indiana on June 13, 2019.

4. The Affidavit for Transfer of Real Property did not contain the correct legal description for the real property and the conveyance was invalid.

5. That the decedent had one (1) child at the time of his passing.



FILED
DEC 08 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.00
C# 023583
KIC

6. B.J. Mullins' only child, Eddie Joe Mullins, died on July 8, 2018. Eddie Joe Mullins was not married at the time of his passing and had one (1) child surviving, namely Edtwon Mullins. Eddie Joe Mullins' death certificate is attached to this Affidavit as Exhibit B.

7. All of B. J. Mullins' interest in the property was deemed transferred under the terms of the Indiana Statute governing intestate transfer to Edtwon Mullins.

8. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction nor is any administration contemplated over the Estate of B. J. Mullins. No letters testamentary or letters of administration have been issued to a court appointed personal representative for the decedent. A probate court has not issued findings or an accompanying order preventing the transfer of the decedent's real property.

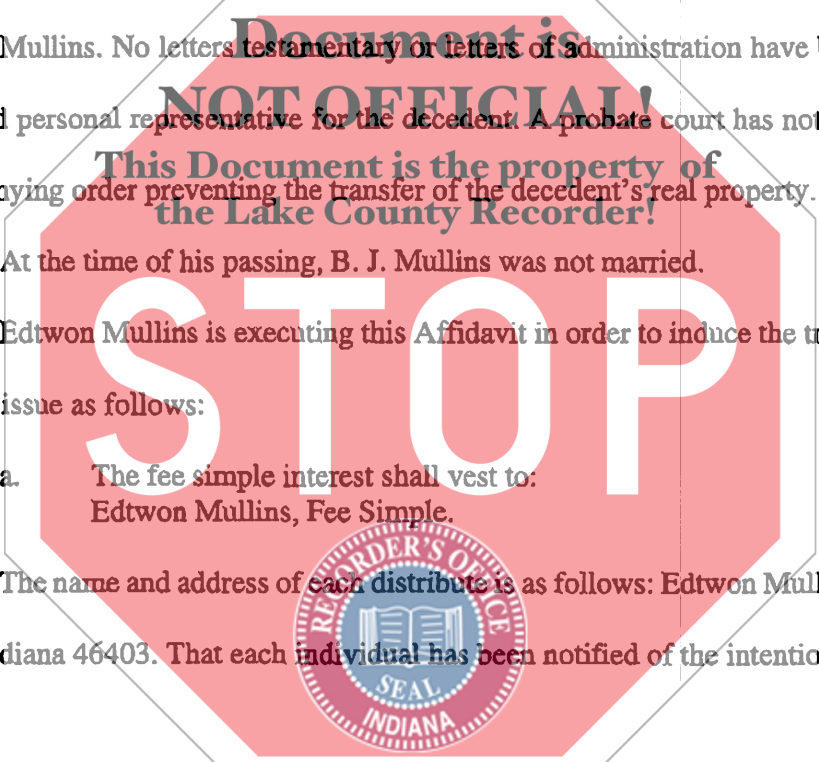
9. At the time of his passing, B. J. Mullins was not married.

10. Edtwon Mullins is executing this Affidavit in order to induce the transfer of title to the property at issue as follows:

a. The fee simple interest shall vest to:
Edtwon Mullins, Fee Simple.

11. The name and address of each distributee is as follows: Edtwon Mullins: 1100 Green Place, Gary, Indiana 46403. That each individual has been notified of the intention to present this Affidavit.

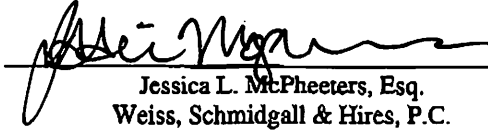
12. No Indiana inheritance taxes, inheritance taxes from other states or countries, federal estate taxes, or other taxes accruing as a result of his death are owed by reason of the decedent's death.



FURTHER YOUR AFFLIANTS SAYETH NAUGHT.

Grantee: Edtwon Mullins: 1100 Green Place, Gary, Indiana 46403
Tax Bills To: Edtwon Mullins: 1100 Green Place, Gary, Indiana 46403
Return To: Edtwon Mullins: 1100 Green Place, Gary, Indiana 46403

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 my client.


Jessica L. McPheeters, Esq.
Weiss, Schmidgall & Hires, P.C.

6 W. 73rd Avenue
Merrillville, IN 46410
(219) 736-5297

EXECUTED AND DELIVERED in my presence:

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Witness:



Printed:

Lisa Landers

Affiant:

Date: 27 November, 2020.


EDTWON MULLINS

STATE OF Indiana)

COUNTY OF Marion)

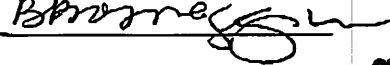
ss:



Before me, the undersigned, a notary public in and for said county and state, personally appeared Edtwon Mullins, and, being first duly sworn upon her oath, stated that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this 27 day of November, 2020.

My commission expires: 8/19/2023

Signature 

Resident of Marion County, Indiana



CERTIFICATE OF PROOF

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

[Handwritten Signature]
Witness Signature

Lisa Landers
Witness Name (must be typed/printed)

PROOF:

STATE OF Indiana

COUNTY OF Marion

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared Lisa Landers 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 Edtwon Mullins in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 27 November 2020

My commission expires: 08/19/2023
Signature [Handwritten Signature]
Printed Brandi M Borreggine
Resident of Marion County, Indiana

Brandi M Borreggine
Notary Public Seal State of Indiana
Marion County
My Commission Expires 08/19/2023



EXHIBIT A

LOT 29 IN BLOCK 4 IN LAKE ESTATES SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 32 PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



