

STATE OF INDIANA)
)
COUNTY OF LAKE)

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-017717

10:03 AM 2021 Feb 28

AFFIDAVIT OF DEVOLUTION OF REAL ESTATE

The Affiant, KATHERINE ELKINS, being first duly sworn, upon an oath, deposes and says as follows:

1. The Affiant is an heir of JOELLYN JOY MEDLIN, who died on January 1, 2010.
2. JOELYN JOY MEDLIN acquired title to an undivided one-half (1/2) the following described real estate situated in Lake County, Indiana, to-wit: (The other 1/2 is owned by DAWN CLAIRENE SMITH, as her and the decedent took title as Tenants in Common)

Lot Fourteen (14) in Block Two (2) in South Ridge Addition in the Town of Munster, as per plat thereof, recorded in Plat Book 20, page 15, in the Office of the Recorder of Lake County, Indiana

Parcel Number: 45-06-24-251-013.000-027

Property Address: 8330 Harrison Ave., Munster, Indiana 46321

(referred to hereinafter, the "Real Estate: but the tax parcel number and property address are provided for informational purposes only and are not part of the description of the Real Estate) by a Deed recorded August 15, 1994, as Document No. 94058108, in the Office of the Recorder of Lake County Indiana

2A. That said Deed is the most recently recorded instrument on the parcel and said Deed is also the most recently recorded document thereon.

3. JOELYN JOY MEDLIN died intestate on January 1, 2010, leaving two heirs, namely KATHERINE ELKINS, her daughter, and DAWN CLAIRENE SMITH, her daughter. Both heirs are living.
4. Title to the Real Estate was vested in KATHERINE ELKINS and DAWN CLAIRENE SMITH, immediately upon the death of JOELYN JOY MEDLIN, by

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FEB 26 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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operation of the law in accordance with IC 29-1-7-23, subject to the power of a personal representative to divest title under the requirement of IC 29-1-7-15.1.

5. No petition was filed for probate of a Will and for issuance of Letters Testamentary, for appointment of an administrator with the will annexed, or for the appointment of any administrator under IC 29-1-7-5 within five months after JOELYN JOY MEDLIN's death, nor did the Clerk issue letters testamentary or letters of administration within seven months after JOELYN JOY MEDLIN's death, so the power of a personal representative to divest title expired automatically as a matter of law under IC 29-1-7-15.1(b), and title is now invested indefeasibly in the names of KATHERINE ELKINS and DAWN CLAIRENE SMITH.

6. 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 name of KATHERINE ELKINS and DAWN CLAIRENE SMITH, upon the Lake County Auditor's real estate transfer records.

FURTHER AFFIANT SAYETH NOT.

Dated this day 5 of January, 2021.

Katherine Elkins
KATHERINE ELKINS

STATE OF INDIANA, COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, this 5 day of JANUARY, 2021, personally appeared KATHERINE ELKINS, who swore to the truth of the representations contained herein and acknowledged the execution of the above and foregoing Affidavit of Death and Affidavit for Transfer of Real Estate to be his free and voluntary act and deed.

Commission Expires:

MARCH 14, 2023

Deborah C. Gifford
Notary Public

Printer Name: DEBORAH C. GIFFORD

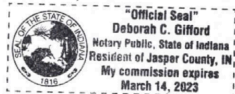
County of Residence: JASPER

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.

Signature: W. Lee Newell, Jr.

Printed Name: W. LEE NEWELL, JR.

This Affidavit was prepared by W. LEE NEWELL, JR., whose address is 2540 Ridge Road, Lansing, Illinois 60438, whose telephone number is 708-891-6200, whose fax number is 708-891-0809.



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EXECUTED AND DELIVERED IN MY PRESENCE:

Dawn Smith
WITNESS SIGNATURE

Dawn Smith
WITNESS PRINTED NAME

STATE OF INDIANA

COUNTY OF LANCE

Before me, a Notary Public, in and for said County and State, personally appeared DAWN C SMITH, 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 KATHERINE ELKINS, in the foregoing subscribing witness' presence.

Witness my hand and seal this 5 day of JANUARY, 2021

Deborah C. Gifford
Notary Signature
DEBORAH C GIFFORD
Printed Name

