

Mail Tax Bills To:

Bruce A. Milakovic
323 Pine Ridge Circle
Lowell, Indiana 46356
Grantee's Address Above

STATE OF INDIANA)
)
COUNTY OF LAKE)

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2021-043419
1:48 PM 2021 Jun 21

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

The undersigned, **BRUCE A. MILAKOVIC** (the "Affiant"), being duly sworn, states:

1. The Affiant is a surviving spouse and the sole legatee and devisee of the Last Will and Testament and Estate of **BARBARA S. MILAKOVIC** (the "Decedent"), who died testate on April 25, 2021, 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 June 7, 2019, and recorded on June 11, 2019, as Document No. 2019-034952, 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 the Warranty Deed dated June 7, 2019, and recorded on June 11, 2019 described in the previous paragraph (the "Latest Recorded Instrument").

4. The Real Estate is located in Lake County, Indiana, and is more fully described by legal description, street address, and property tax parcel number as follows:

PART OF LOT 18 IN TEAL CROSSING, UNIT TWO ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 7, AND AMENDED BY 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 18; THENCE SOUTH 87 DEGREES 04

FILED

JUN 21 2021

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

*25.00
Chg to 3600
kt*

NOT AN OFFICIAL DOCUMENT

MINUTES 29 SECONDS EAST, A DISTANCE 155.36 FEET ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE 01 DEGREES 16 MINUTES 05 SECONDS WEST, A DISTANCE OF 40.02 FEET ALONG THE EAST LINE OF SAID LOT 18 TO THE EXTENSION OF THE CENTERLINE OF AN EXISTING PARTY WALL; THENCE NORTH 87 DEGREES 04 MINUTES 29 SECONDS WEST, A DISTANCE OF 156.51 FEET ALONG SAID CENTERLINE AND EXTENSIONS THEREOF TO THE WEST LINE OF SAID LOT 18; THENCE NORTH 02 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 40.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Commonly known as: 9165 Morton Street, Merrillville, IN 46410

Tax ID No: 45-12-30-352-029.000-030

5. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate without administration by order of the Superior Court of Lake County, Indiana, entered in Cause No. 45D11-2105-EM-000097 on May 24, 2021, provided for the Decedent's Title Interest to be distributed to the Decedent's legatee and devisee as follows:

Bruce A. Milakovic, Spouse
323 Pine Ridge Circle
Lowell, Indiana 46356

6. The Decedent's Title Interests devolved to and vested in said Legatee under the Will immediately as a matter of law under IC 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 IC 29-1-7-15.1(d);
- b. a probate court has not issued findings and an accompanying order preventing the limitations in IC 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 IC 29-1-10-21; and
- d. It is not possible for the Decedent's personal representative to sell the Decedent's

NOT AN OFFICIAL DOCUMENT

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 Decedent's estate once 5 months have elapsed since the date of 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 IC 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 penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

I affirm under the penalties for perjury that the foregoing statements are true.

Dated: June 17, 2021

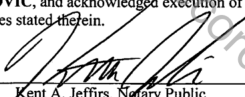


BRUCE A. MILAKOVIC

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on June 17, 2021, personally appeared **BRUCE A. MILAKOVIC**, and acknowledged execution of the foregoing affidavit as his voluntary act for the purposes stated therein.

KENT A. JEFFIRS
Notary Public - Notary Seal
State of Indiana
Lake County
My Commission Expires Sept 28, 2024



Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46410.

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. /s/ Kent A. Jeffirs