

FILED

Jun 21 2021 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

**AFFIDAVIT OF DEATH AND
AFFIDAVIT FOR TRANSFER OF REAL ESTATE PURSUANT TO
IC 29-1-7-23(b) AS AMENDED BY SEA 518, SEC. 10, EFFECTIVE 7/1/2019**

Note to Recorder:

Please index this instrument to the following, previous and last recorded instruments:

Deed dated December 9, 2005, recorded on December 14, 2005 as Instrument Number 2005 109389, in the office of the Recorder of Lake County, Indiana (hereafter, the "Deed");

The Affiant, Jennifer L. Zaringa, being first duly sworn, upon an oath deposes and says as follows:

1. The Affiant is one of the surviving adult children of Barbara L. Heldt, deceased (hereafter, "Barbara").
2. Larry L. Heldt and Barbara, Husband and Wife, were the owners, as tenants by the entirety, of the following described real estate situated in Lake County, Indiana, to-wit:

THE WESTERLY 50.00 FEET OF LOT 23, BY PARALLEL LINES AS MEASURED ALONG THE NORTH LINE THEREOF, IN BRIAR COVE SUBDIVISION PHASE 5, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL NO.: 45-11-08-126-019.000-036

COMMONLY KNOWN AS: 1310 MACKINAW PLACE, SCHERERVILLE, INDIANA 46375

(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 Warranty Deed dated December 9, 2005, recorded on December 14, 2005 as Instrument Number 2005 109389, in the office of the Recorder of Lake County, Indiana.

3. Larry L. Heldt died on December 12, 2018, married to Barbara and leaving Barbara as the sole owner of the Real Estate through her right of survivorship.

4a. Barbara died testate on June 25, 2020, leaving a Last Will and Testament dated July 21, 1998, that was admitted to probate under Cause Number 45D02-2106-EM-000112 by order of the Lake County Superior Court entered June 14, 2021.

4b. Title to the Real Estate was immediately vested in the Legatees solely immediately upon Barbara's death by 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 requirements 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 an administrator under IC 29-1-7-5 within five months after Barbara's death, nor did the Clerk issue letters testamentary or letters of administration within seven months after Barbara's death, so the power of a personal representative to divest title expired automatically as a

CHICAGO TITLE INSURANCE COMPANY

06/21/2021 03:23

matter of law under IC 29-1-7-15.1(b), and title is now invested indefeasibly in the Legatee as follows: **Michael L. Heldt** of 1310 Mackinaw Place, Schererville, IN 46375; **Jennifer L. Zarlinga** of 4815 Nagel Road, Avon, OH 44011; and **Christopher S. Heldt** of 18 West Kaler Drive, Phoenix, AZ 85021.

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 **Michael L. Heldt, Jennifer L. Zarlinga, and Christopher S. Heldt**, as tenants in common, upon the Lake County Auditor's real estate transfer records.

FURTHER AFFIANT SAYETH NOT.

Jennifer L. Zarlinga
Jennifer L. Zarlinga

STATE OF OH, COUNTY OF Lorain, SS:

I, **SHERRI L. SMITH**, Notary Public in and for said County and State, this 9 day of June, 2021, personally appeared **Michael L. Heldt, Jennifer L. Zarlinga, and Christopher S. Heldt**, 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 her free and voluntary act and deed.



SHERRI L. SMITH
Notary Public, STATE OF OHIO
My Commission Expires
NOVEMBER 11, 2023

Sherril L. Smith
Notary Public

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. - Michael W. Brady

PREPARED BY, RECORD AND RETURN TO:

Michael W. Brady, Esq.
Cansilia & Clark, LLC
8840 Calumet Avenue, Suite 205
Munster, IN 46321-2546

MAIL TAX STATEMENTS TO:

Jennifer L. Zarlinga
4310 Mackinaw Place
Schererville, IN 46375

Probate - Lake County Recorder