

COPY

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-039784

8:57 AM 2021 May 27

STATE OF INDIANA)
COUNTY OF LAKE)

SS:

RE: EDWINA ^{JD} HOMCHO, DECEDENT

DEVOLUTION AFFIDAVIT

The undersigned, Raymond J. Homcho, Jr. (the "Affiant"), being duly sworn on oath states that:

1. I am one of the surviving heirs of Edwin^{JD}a Homcho (the "Decedent") who died testate on April 22, 2019, while domiciled in Lake County, Indiana.

2. The Decedent acquired an interest (the "Decedent's Title Interest") in the real estate described in this affidavit (the "Real Estate") by the Warranty Deed dated January 26, 1956 and recorded on February 24, 1956 as Document number 908190.

3. The Real Estate is located in Lake County, Indiana and described by property tax parcel number and legal description as follows, to-wit:

Lot four (4), of Vergin's Addition to the City of Hammond, as per plat thereof recorded in Plat Book 29, page 81, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 1332 171st Place, Hammond, IN 46324
Tax ID No: 45-07-07-453-019.000-023

4. The Decedent died testate, and a copy the Decedent's Last Will and Testament, which was admitted to the probate by order of the Lake County Superior Court entered in Cause No. 45D05-2105-EM-000085 on May 18, 2021, provided the Decedent's Title Interest to be distributed to the Decedent's legatees (the "Legatees") by percentages or fractions as follows:

- 1/2 to Raymond J. Homcho, Jr., the decedent's son, whose current address is 621 Wellington Drive, Dyer, Indiana 46311
- 1/2 to Terrence G. Homcho, the decedent's son, whose address is 1332 171st Place, Hammond, Indiana 46324

5. The Decedent's Title Interest devolved to the Heirs at Law immediately and automatically as a matter of law under IC 29-1-7-23 upon the Decedent's death.

6. The decedent owed no obligations to creditors and there is no federal estate tax due or payable as a consequence of the Decedent's death.

7. As of this date:

- 7.1. at least 7 months have elapsed since the Decedent's death;
- 7.2. no letters of testamentary or letters of administration have been issued to a court appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.0(d);
- 7.3. 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;

FILED

JUL 01 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

FILED
MAY 26 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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* Needs to be re-recorded to # JD correct name of Decedent

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2021-045098
8:41 AM 2021 Jul 2

NOT AN OFFICIAL DOCUMENT

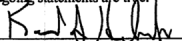
- 7.4. a majority in interest of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and
- 7.5. consequently, it is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation for 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.

8. 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 sale 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.

9. The Affiant affirmed 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).

Dated: May 13, 2021

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


Raymond J. Homcho, Jr., Affiant
621 Wellington Drive
Dyer, IN 46311

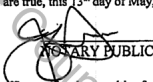
STATE OF INDIANA) SS:
COUNTY OF LAKE)

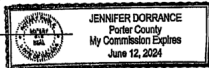
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Raymond J. Homcho, Jr., who acknowledged the execution of the foregoing Devolution Affidavit, and who, having been duly sworn, stated that any representations therein contained are true, this 13th day of May, 2021.

My Commission expires: June 12, 2024

Commission No. 0686690

Resident of Porter County.


NOTARY PUBLIC



This instrument prepared by:
BARBARA M. SHAVER, ESQ.
9013 Indianapolis Blvd.
Highland, IN 46322
219/838-9200

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.

✓



Return To: Barbara M. Shaver, 9013 Indianapolis Blvd., Highland, IN 46322
Send Tax Bills To: Terrence G. Homcho, 1332 171st Place, Hammond, IN 46324