

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2021-046548

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

10:25 AM 2021 Jul 13

IN THE MATTER OF THE REAL ESTATE OF:)
AVANELLE DITTRICH, DECEASED 4/1/2017)

AFFIDAVIT ESTABLISHING THE DEVOLUTION OF REAL ESTATE TITLE TO DISTRIBUTEES UNDER IC 29-1-7-23

Comes now Gloria Dittrich, being duly sworn upon her oath, and states as follows:

1. Avanelle Dittrich died on April 1, 2017.
2. At the time of decedent's death, the decedent was an owner of fee simple title to the following real estate located in Lake County, Indiana, as indicated by a warranty deed recorded with the Lake County Recorder on August 12, 1971 as Document No. 112087:
 - Parcel # 45-15-23-335-010.000-043: Lot Number 12 in Block 5, in the Shades Plat H.H. in Cedar Lake, as per plat thereof recorded in Plat Book 11, Page 28 in the Office of the Recorder of Lake County, Indiana.
 - Parcel # 45-15-23-335-011.000-043: Lot Number 13 in Block 5, in the Shades Plat H.H. in Cedar Lake, as per plat thereof recorded in Plat Book 11, Page 28 in the Office of the Recorder of Lake County, Indiana.
 - Parcel # 45-15-23-335-012.000-043: Lot Number 14 in Block 5, in the Shades Plat H.H. in Cedar Lake, as per plat thereof recorded in Plat Book 11, Page 28 in the Office of the Recorder of Lake County, Indiana.
 - Parcel # 45-15-23-335-013.000-043: Lot Number 15 in Block 5, in the Shades Plat H.H. in Cedar Lake, as per plat thereof recorded in Plat Book 11, Page 28 in the Office of the Recorder of Lake County, Indiana.
 - Parcel # 45-15-23-335-014.000-043: Lot Number 16 in Block 5, in the Shades Plat H.H. in Cedar Lake, as per plat thereof recorded in Plat Book 11, Page 28 in the Office of the Recorder of Lake County, Indiana.

Collectively the real estate is commonly known as 12923 Morse Lane, Cedar Lake, IN 46303.

3. The most recent instrument recorded in Lake County relating to the title of the subject real estate is an Affidavit of Survivorship removing Walter Dittrich from the title to the real estate as the husband of Avanelle Dittrich by virtue of his death in 1985. That document was recorded on July 13, 2021 as Instrument No. 2021-046548.
4. As a result of the death of the decedent, title to the subject real estate has devolved to the following distributees in the proportion and in the manner shown adjacent to their name, as the only four children of the decedent who survived the decedent:

- A. GLORIA DITTRICH, 25% intestate transfer as a tenant in common.
- B. WALTER MATTHEW DITTRICH, 25% intestate transfer as a tenant in common.
- C. WANDA WOZNAK, 25% intestate transfer as a tenant in common.
- D. MARK DITTRICH, 25% intestate transfer as a tenant in common.

5. The portion of the interest of the distributees shown above was calculated pursuant to the terms of Indiana's law governing the distribution of intestate estates. The distributees take the property as Tenants in Common.
6. At least seven (7) months have elapsed since the decedent's death; no letters testamentary or letters of administration have been issued to a court appointed personal representative for the decedent within the time limits specified under IC 29-1-7-15.1(c), and;

FILED

JUL 13 2021

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

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CL# 9199
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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 decedent's real property.

Gloria Dittrich
Gloria Dittrich

State of Indiana)
) SS:
County of Lake)

Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Gloria Dittrich and acknowledged the execution of this Affidavit this 12 day of July, 2021



[Signature]
Notary Public

I affirm that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

/s/ Patrick A. Schuster

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 115 S. Main St., Ste. E., Crown Point, IN 46307