NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2021-048274

8:32 AM 2021 Jul 21

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

1.

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 last recorded instruments:

Affidavit dated April 26, 1985, recorded on May 15, 1985 as Document No. 803185, in the office of the Recorder of Lake County, Indiana (hereafter, the "Affidavit"):

The Affiant, Joy Hinman Furrow, being first duly sworn, upon an oath deposes and says as follows:

- The Affiant is the only child of Clarence W. Hinman, deceased (hereafter, "Clarence").
- Clarence and affiant were the sole owners, as tenants in common, in title to the following described real estate situated in Lake County, Indiana, to-wit:

THE EAST HALF OF LOT 12 AND ALL OF LOT 13, BLOCK 2, OAKLAND ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

PARCEL NO.: 45-07-06-105-033.000-023

ADDRESS: 93:

933 BAUER STREET

HAMMOND, IN 46320-2104

(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 Affidavit dated April 26, 1985, recorded on May 15, 1985 as Document No. 803185, in the office of the Recorder of Lake County, Indiana, being the last instrument of record.

- Clarence died intestate on September 25, 1991, unmarried (widowed), leaving Affiant as his only heir-at-law.
- 4. Clarence was the father of one child, namely, Joy Hinman Furrow, the Affiant herein, (hereinafter, "Joy"), a living, competent adult, as his only heir-at-law (hereinafter, the heirs-at-law are referred to as the "Heir"). Clarence did not adopt any other children.
- Title to the Real Estate was immediately vested in the Heir solely upon Clarence'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.
- 6. 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 Clarence's death, nor did the Clerk issue letters testamentary or letters of administration within seven months after Clarence'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 Heir as follows:

FILED

JUL 2 0 2021

JOHN E. PETALAS LAKE COUNTY AUDITOR

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Name	Relationship	Address	Percentage
Joy Hinman Furrow	Clarence's	933 Bauer Street Hammond, IN 46320-2104	100%

7. 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 Joy Hinman Furrow, solely, upon the Lake County Auditor's real estate transfer records.

FURTHER AFFIANT SAYETH NOT.

Joy Hinman TureRow

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, this 304 day of June, 2021, personally appeared Joy Hinman Furrow, 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.

DAVID G. CLARK NOTARY PUBLIC SEAL LAKE COUNTY, STATE OF INDIANA

KE COUNTY, STATE OF INDIANA
ALISSION EXPIRES NOVEMBER 18, 2025
COMMISSION NO. 705318

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. - David G. Clark

THIS INSTRUMENT WAS PREPARED BY DAVID G. CLARK, LAWYER #15397-45, CANALIA & CLARK LLC, 8840 CALUMET AVENUE, SUITE 205, MUNSTER, IN 46321, AT THE SPECIFIC REQUEST OF OWNER OR REPRESENTATIVES AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OF MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT.

PREPARED BY, RECORD AND RETURN TO:

David G. Clark, Esq. Canalia & Clark, LLC 8840 Calumet Avenue, Suite 205 Munster, IN 46321-2546

L'ESTATE PLANNING/Furrow .lov Hinman (IN)/Real Estate Devolution Affidavit - Intestate wood

SEND TAX BILLS TO:

Joy Hinman Furrow 933 Bauer Street Hammond, IN 46320-2104

Corder

INDIANA STATE BOARD OF HEALTH 91-041213 CERTIFICATE OF DEATH TYPE/PRINT . CICIASID-HENE HAR WARE LINE In usef of create to DATE OF CEATH rown of Clarence W. Hinman Sentember 25. 4 SOCIAL SECURITY AUUSTI PERMANENT 83 BLACK INK October 18,1907 Bellylew Kansas A WAS OFCIONA POSPITAL D SPREN OTHER DINGS STEEL DOOR SERVE N/A O CO OVERTO D COA SE CITY TOWN OR LOCATION OF STATE to PACIFY NEWS (FART STOKEDS DIT FORTENDANCE) DECEMBNI 12818 Parrish Avenue Cedar Lake Lake Widowed N/A IVEIGE! Inland Steel Company THE PERCENCE -STATE Indiana Lake Cedar Lake 12818 Parrish Avenue WAS LICITIFIED FOR MY BOOK OF CHI 17 DECEMENTS CONCATION
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CERTIFIER 16120 September 30, 1991 Daniel D. Thomas M.D. 2293 North Main Street Crown Point, Indiana 46307

Michigan & Manager Land is that on entire 344 GISCARI "CIVI CERIA" OCCUPRI (Marts flee beat CARLINY : the 2/4 Minus Crysta ☐ A.C. Danie Danie My facts for a complete state to the same -- writing attends Artificially consequent form which their posterior printings of September 25, 1991 State Form 10110 (117/3-00)