

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-057273

11:45 AM 2021 Aug 31

DEVOLUTION AFFIDAVIT

Comes now Charles Hobbs Jr., being duly sworn, and states as follows:

- 1. Charles Hobbs Jr. is owner of an undivided 1/3 interest as Tenant in Common in the following real estate located in Lake County, Indiana, legally described as follows:

THE NORTH HALF OF THE EAST 66 FEET OF THE WEST 330 FEET OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA.

Parcel Number: 45-07-07-180-005,000-023

Commonly known as: 1126 167th Street, Hammond, Indiana 46324

- 2. The above premises was formerly owned by, and titled in the name of, Mary Catherine Hobbs, aka Mary Hobbs. Mary Catherine Hobbs, aka Mary Hobbs, died February 22, 2021, intestate.
- 3. Per Indiana intestacy law, specifically Indiana Code §29-1-2-1, this property now passes to affiant Charles Hobbs Jr., residing at 1126 167th Street, Hammond, Indiana 46324, as her adult son, JoDeen Hobbs, residing at 1126 167th Street, Hammond, Indiana 46324, as her adult daughter, and Johnny Hobbs, residing at 5334 East 117 North Demotte, Indiana 46310, as her adult son, all in equal undivided 1/3 shares as Tenants in Common. Per I.C. 29-1-2-1(d)(1), the issue of the intestate, here being the same degree of kinship to the intestate, shall receive equal, undivided shares of the decedent's property.
- 4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction for the decedent.
- 5. Pursuant to Indiana Code §29-1-7-23, when a person dies, his or her real property passes to the persons to whom it is devised by Last Will and Testament or, in the absence of such disposition, to the persons who succeed to the person's estate as the person's heirs.
- 6. The estate of Mary Catherine Hobbs, aka Mary Hobbs, is not subject to Federal Estate Tax or Indiana Inheritance Tax.
- 7. Five (5) months from the date of the decedent's death, February 22, 2021, shall have passed on July 22, 2021. Seven (7) months from the date of decedent's death shall have passed on September 22, 2021. Pursuant to I.C. 29-1-7-15.1(b) in conjunction with I.C. 29-1-10-21, no real estate of the decedent can be sold to pay debts of expenses of administration on or after this date. No probate court has issued findings or an accompanying order preventing the limitations of IC 29-1-7-15.1(b) from applying to the decedent's real property. The decedent had no known creditors.
- 8. At present, more than 45 days have passed from the date of death of the decedent.
- 9. The most recent document conveying this property is a Quitclaim Deed, recorded on April 3, 1992, document number 92020516. A copy is attached hereto.
- 10. Affiant has notified each person entitled to a share of the decedent's property of his intention to record this affidavit pursuant to Indiana Code.
- 11. There are no heirs to this real estate who did not survive the decedent. The Affiant herein is one of three children of the decedent and an heir to this property.
- 12. The statements made in this Affidavit are true and complete and are made for the purpose of establishing the ownership of the real estate described above as Tenants in Common, to obviate any problem concerning Federal Estate Tax, and to induce the Auditor of Lake County, Indiana, to transfer ownership of the real estate described above to Charles Hobbs Jr., JoDeen Hobbs, and Johnny Hobbs, as the true and lawful heirs of the decedent.
- 13. This Affidavit is made and is effective to transfer title to this real estate pursuant to I.C. 29-1-7-23.

Further affiant sayeth not.

Affirmed under the penalties of perjury that the forgoing representations are true.

Signature: Charles Hobbs Jr Dated: 5-3-21

Address: 1126 167th Street, Hammond, Indiana 46324

Handwritten notes: 25, 9635, ck, and a signature.

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
COUNTY OF LAKE)

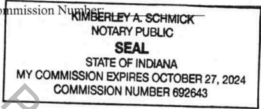
Before me, a Notary Public in and for said County and State, personally appeared Charles Hobbs Jr., who acknowledged execution of the Affidavit and who, being duly sworn, stated the representations contained therein to be true.

WITNESS my hand and Notarial Seal this 3rd day of MAY, 2021.

My Commission Expires: 10/27/2024
Resident of Lake County
Porter

Kimberly A. Schmick
Signature, Notary Public

My Commission Number



Kimberly A. Schmick
Printed, Notary Public

I affirm under the penalties of perjury, that I have taken reasonable care and steps to redact each social security number in the document, including attachments, unless required by law.

Kimberly A. Mouratides

Kimberly A. Mouratides

Property of Lake County Recorder

Please send tax bills to the property Address: 1126 167th Street, Hammond, Indiana 46324

This instrument prepared by: Kimberly A. Mouratides, 120 W. Clark Street, Crown Point, IN, 46307, Attorney at Law Attorney No.: 30778-45; Phone: (219) 865-8376; FAX: (219) 865-4054, at the request and direction of the Affiant and is based solely on information supplied by such party without examination, or title search, for accuracy. Preparer assumes no liability for errors, inaccuracy, or omissions in this instrument, as recorded.

1186-16/100 at Harmon & Co 46324

92020516

QUIT-CLAIM DEED

This Indenture Witnesseth, That Johanna May Hobbs

of Lake County, in the State of Indiana
Release and Quit-Claim to MARY Catherine Hobbs

of Lake County, in the State of Indiana, for and in consideration
of Dollars,
and other valuable consideration, the receipt whereof is hereby acknowledged,
the following described Real Estate in Lake County
in the State of Indiana, to-wit:

The North half of the East 66 Feet of the West 330 Feet of the East half of the North half of the North half of the Southeast quarter of the Northwest quarter of Section 7, Township 36 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana.

(DULY ENTERED FOR TAXATION SUBJECT TO FURTHER ACCEPTANCE FOR TRANSFER.)

APR 3 1992

James P. Carter
AUDITOR LAKE COUNTY

In Witness Whereof, The said: Johanna May Hobbs

has hereunto set her hand and seal, this 3RD day of April 1992

(Seal) Johanna May Hobbs (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF INDIANA,

LAKE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 3RD day of April 1992, came

JOHANNA MAY HOBBS

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires 6-6-95

Mary Ellen Kaid
Notary Public
Lafayette, IN

This instrument prepared by Johanna May Hobbs

00297

STATE OF INDIANA
RECORDER OF DEEDS
LAKE COUNTY
APR 3 12 59 PM '92
REC'D FOR RECORD
APR 3 12 59 PM '92
REC'D FOR RECORD