

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 23 2021 JEA

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-544482
12/28/2021 12:05 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

STATE OF INDIANA)
) SS:
COUNTY OF LAKE) RE: **VIRGILIO MORENO, DECEDENT**

DEVOLUTION AFFIDAVIT

The undersigned, Claudia I. Martinez (the "Affiant"), being duly sworn on oath states that:

1. I am one of the surviving heirs of Virgilio Moreno (the "Decedent") who died intestate on February 16, 2021, 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 August 31, 2006 and recorded on September 6, 2006 as Document number 2006 078501.

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 25 in Block 1 in Michigan Avenue Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 18, page 22, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 5412 Molesberger Place, Hammond, IN 46320
Tax ID No: 45-03-31-404-016,000-023

4. The Decedent died intestate, and this is an intestate transfer under §29-1-2-1

1/3 to Luis A. Moreno, the decedent's son, whose current address is 5416 Molesberger Place, Hammond, IN 46320

1/3 to Carmen M. Moreno Cuellar, the decedent's daughter, whose address is 8420 Gordon Drive, Highland, IN 46322

1/3 to Claudia I. Martinez, the decedent's daughter, whose address is 5418 Molesberger Place, Hammond, IN 46320

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 owing as a consequence of the Decedent's death.

7. As of this date:

7.1. at lease 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

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limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;

- 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: November 23, 2021

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

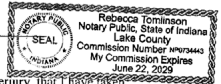
Claudia I. Martinez
 Claudia I. Martinez, Affiant
 5418 Molesberger Plave
 Hammond, IN 46320

STATE OF INDIANA) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Claudia I. Martinez, who acknowledged the execution of the foregoing Devolution Affidavit, and who, having been duly sworn, stated that any representations therein contained are true, this 23rd day of November, 2021.

My Commission expires: June 22, 2029
Commission No. 0734443
Resident of Lake County.

Rebecca Tomlinson
 NOTARY PUBLIC



This instrument prepared by:
BARBARA M. SHAVER, ESQ.
2929 Carlson Dr. #100
Hammond, IN 46323
219/931-0560

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this

Barbara M. Shaver

Return To: Barbara M. Shaver, 2929 Carlson Dr. #100, Hammond, IN 46323
Send Tax Bills To: 5412 Molesberger Place, Hammond, IN 46320