

# NOT AN OFFICIAL DOCUMENT

2022-506794  
02/14/2022 02:03 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

STATE OF INDIANA )  
                          )SS:  
COUNTY OF LAKE  )

## AFFIDAVIT OF DEVOLUTION

Comes now Kimberly A. Fuse, and being duly sworn upon her oath, states that she makes the following statements based on her own personal knowledge:

1. That she is the daughter of the decedent, Thomas G. Wenzel.

2. That Thomas G. Wenzel died intestate, a resident of Lake County, Indiana on the 4<sup>th</sup> day of May, 2019, the owner of real estate located at 244 N. Colorado Street, Hobart, Lake County, Indiana. A copy of the Certificate of Death is attached.

3. That Thomas G. Wenzel was the beneficiary of a TOD from Bonnie Wenzel (Grantor) to Thomas G. Wenzel upon her death, dated June 26, 2013, recorded June 27, 2013 as Document No. 2013 047296.

4. The deed or instrument conveying title to Thomas G. Wenzel is a Transfer on Death Deed Affidavit, dated October 25, 2016, recorded October 26, 2016 as Document No. 2016 072014, wherein Thomas G. Wenzel did acquire title to real estate located in Lake County, Indiana.

5. That the real estate to which Thomas G. Wenzel acquired title was for the following legal description, to-wit:

Lot 1 in Block 2 in Chicago Road Subdivision, in the City of Hobart, as per plat thereof, recorded in Plat Book 18, page 18, in the Office of the Recorder of Lake County, Indiana.

Tax Key No. 45-09-30-306-007.000-018

Commonly known as 244 N. Colorado Street, Hobart, IN 46342

6. That Thomas G. Wenzel was not married at time of death and left surviving Kimberly Fuse (daughter) and Thomas A. Wenzel (son) as the heirs at law, and upon the death of Thomas G. Wenzel, acquired title to said real estate as the children of the decedent.

7. That upon the death of Thomas G. Wenzel, Kimberly Fuse and Thomas A. Wenzel acquired title to said real estate as the children of the decedent.

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8. That (1) at least seven months have passed since the decedent's death; (2) no letters testamentary or letters of administration have been issued to a court appointed personal representative for the decedent within the limits specified under I.C. 29-1-7-23 §15.1(d), and (3) a probate court has not issued findings and an accompanying order preventing the limitations in I.C. 29-1-7-23 §15.1(b) from applying to the decedent's real property.

9. The name of each distributee known to the affiant is as follows: Kimberly Fuse as to an undivided 50% interest, and Thomas A. Wenzel (deceased) as to an undivided 50% interest, as tenants in common, of the real estate described above by virtue of being the surviving children.

10. That Thomas A. Wenzel died on April 29, 2020, was not married at time of death and left one son, namely, Eden Zavior Andrew Wenzel, no other child or children or descendants of a deceased child of a child surviving. A copy of the Certificate of Death is attached.

11. That upon the death of Thomas A. Wenzel, Eden Zavior Andrew Wenzel acquired title to his interest to said real estate as the son of the decedent.

12. That (1) at least seven months have passed since the decedent's death; (2) no letters testamentary or letters of administration have been issued to a court appointed personal representative for the decedent within the limits specified under I.C. 29-1-7-23 §15.1(d), and (3) a probate court has not issued findings and an accompanying order preventing the limitations in I.C. 29-1-7-23 §15.1(b) from applying to the decedent's real property.

13. That as a result of the deaths of Thomas G. Wenzel and Thomas A. Wenzel, the following are the owners of the above-described real estate: **Kimberly A. Fuse as to an undivided 50% interest and Eden Zavior Andrew Wenzel as to an undivided 50% interest, as tenants in common.**

That the statements made in this affidavit are true and complete insofar as the affiant knows and are made for the purpose of establishing the heirship of Thomas G. Wenzel.

  
Kimberly A. Fuse

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

*Kim Fuze*

\_\_\_\_\_  
Kimberly A. Fuze

STATE OF INDIANA            )  
  )SS:  
COUNTY OF LAKE            )

Before me, a Notary Public in and for said County and State personally appeared Kimberly A. Fuze, who acknowledged the execution of the foregoing Affidavit of Devolution.

WITNESS my hand and Notarial Seal this 29th day of DECEMBER, 2021.

My Commission expires:  
9-20-25

\_\_\_\_\_  
Signature of Notary Public

Resident of LAKE County

*JENNIFER C WATERS*  
\_\_\_\_\_  
Printed Name

Commission No. \_\_\_\_\_



MAIL TAX BILLS TO: Kimberly A. Fuze and Eden Zavior Andre

TAX KEY NO (S): 45-09-30-306-007.000-018  
GRANTEE (S) ADDRESS:

THIS INSTRUMENT PREPARED BY: DOUGLAS R. KVACHKOFF, #5575-56 Attorney at Law  
325 N. Main Street, Crown Point, IN 46307 (219) 662-2977  
File No: IN-21-64351-01

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law:

Mary Kaletta

Property of Lake County Recorder

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## CERTIFICATION OF DEATH RECORD

### COOK COUNTY CLERK VITAL RECORDS CHICAGO, ILLINOIS MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 0036842

DATE ISSUED 1/13/2022

DECEDENT'S LEGAL NAME THOMAS GEORGE WENZEL		SEX MALE	DATE OF DEATH MAY 04, 2019	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 64 YEARS	DATE OF BIRTH JULY 29, 1954		
CITY OR TOWN CHICAGO		HOSPITAL OR OTHER INSTITUTION NAME UNIVERSITY OF CHICAGO MEDICAL CENTER		
PLACE OF DEATH INPATIENT				
BIRTHPLACE GARY, IN	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH DIVORCED FROM MARRIAGE	SURVIVING SPOUSE (GIVEN NAME PARTIALS SURNAMEN NAME)	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 244 N COLORADO STREET	APT. NO.	CITY OR TOWN HOBART	IN QUOTE CITY LIMITS? YES	
COUNTY LAKE	STATE IN	ZIP CODE 46342	FATHER'S/PARENT'S NAME PRIOR TO FIRST MARRIAGE (GIVEN NAME)	MOTHER'S/PARENT'S NAME PRIOR TO FIRST MARRIAGE (GIVEN NAME) BONNIE SISSON
NEOPHANT'S NAME KIMBERLY FUSE	RELATIONSHIP DAUGHTER	MAILING ADDRESS 7417 WEST 75TH STREET, BRIDGEVIEW, IL 80465		
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION KELLY-CARROLL CREMATION SERVICES	LOCATION - CITY OR TOWN AND STATE GARY, IN	DATE OF DISPOSITION MAY 10, 2019	
FUNERAL HOME GERHARZ FUNERAL HOME LTD, 601 STATE STREET, LEWONT, IL, 60439				
FUNERAL DIRECTOR'S NAME ANTHONY P CAPPETTA		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034012112		
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH		DATE FILED WITH LOCAL REGISTRAR MAY 8, 2019		
CAUSE OF DEATH PART I CIRRHOSIS				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. _____				
b. ALCOHOLISM				
c. _____				
PART II Enter other significant conditions contributing to death but not listed in the underlying condition in PART I				
WAS AN AUTOPSY PERFORMED? NO				
WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A				
MANNER OF DEATH NATURAL				
FEMALE PREGNANCY STATUS NOT APPLICABLE				
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?	
LOCATION OF INJURY				
DESCRIBE HOW INJURY OCCURRED				TRANSPORTATION INJURY SPECIFY
ATTEND TO THE DECEASED? NO	DATE LAST SEEN ALIVE UNKNOWN	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 12 58 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED MAY 04, 2019	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH XUAN HAN, 5841 S MARYLAND, CHICAGO, ILLINOIS, 60637			PHYSICIAN'S LICENSE NUMBER 035142310	

1941652



This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.

*Karen A. Yarbrough*  
Karen A. Yarbrough  
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: ERASURED STATE AND COUNTY NAMES AT BOTTOM