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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-010087

8:34 AM 2022 Mar 18

Mail Tax Bills To:
Vicente Tinoco Pahua
2951 Decatur St.
Lake Station, IN 46405

Return To: James W. Martin
8585 Broadway, Suite 660
Merrillville, IN 46410

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY

Vicente Tinoco Pahua, 2951 Decatur St., Lake Station, Indiana 46405, being first duly sworn upon his oath, deposes and says:

1. Vicente Tinoco, Jr. died intestate September 23, 2018, while domiciled in Lake County, Indiana.
2. He is the surviving adult father of Vicente Tinoco, Jr.
3. At the time of his death, Vicente Tinoco, Jr. was the owner the following described real estate in Lake County, Indiana:

LOT NUMBERED 21 AND THE NORTH 16 FEET OF LOT 20, BLOCK 4 AS SHOWN ON THE RECORDED PLAT OF PARKVALE ADDITION TO NEW CHICAGO RECORDED IN PLAT BOOK 13, PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 2951 Decatur St., Lake Station, IN 46405

Parcel ID No.: 45-09-19-104-001.000-022

Such real estate shall be referred to in this Affidavit as the "Real Estate".

4. Vicente Tinoco, Jr. acquired ownership of the Real Estate pursuant to a Warranty Deed from James D. Howell to Vicente Tinoco, Jr. dated May 11, 2007 and recorded May 17, 2007 as Document No. 2007 040525 in the Office of the Recorder of Lake County, Indiana.

FILED

MAR 15 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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5. 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 (5) months after Vicente Tinoco, Jr.'s death, nor did the Clerk issue letters testamentary or letters of administration within seven (7) months after Vicente Tinoco, Jr.'s death, so the power of a personal representative to divest ownership expired automatically as a matter of law under IC 29-1-7-15.1(b)

6. To the best of the affiant's knowledge, Vicente Tinoco, Jr. left surviving him the following heir at law pursuant to IC 29-1-2-1:

Vincente Tinoco Pahua – father

7. Vicente Tinoco, Jr. never married and left no child or children, or descendants of any predeceased child or children, and the surviving heir at law is a competent adult.

8. Pursuant to Indiana Code 29-1-7-23, when Vicente Tinoco, Jr. died, the Real Estate passed to his heir at law, subject to the power of a personal representative to divest ownership under the requirements of IC 29-1-7-15.1.

9. Ownership of the Real Estate is now vested indefeasibly in Vincente Tinoco, Jr.'s heir at law as follows:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>	<u>SHARE</u>
Vincente Tinoco Pahua	Father	2951 Decatur St., Lake Station, IN 46405	100%

10. The share determined above was calculated by dividing one hundred percent (100%) by the number of heirs at law.

11. The estate of Vicente Tinoco, Jr. was not subject to federal estate tax.

12. The maximum period for creditors to file claims against the estate of Vicente Tinoco, Jr., (nine (9) months from date of death) expired on June 23, 2019.

13. To the best of the affiant's knowledge, the statements made in this Affidavit are true and complete and are made for the purpose of establishing the ownership of the Real Estate, to obviate any problem concerning Federal Estate Tax, and to induce the Auditor of Lake County, Indiana, to transfer ownership of the Real Estate to **Vincente Tinoco Pahua**

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This affiant says nothing further.

In Witness Whereof, **Vicente Tinoco Pahua** has executed this Affidavit this 7 day of March, 2022.

Vicente Tinoco Pahua
Vicente Tinoco Pahua

STATE OF INDIANA)

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of March, 2022, personally appeared **Vicente Tinoco Pahua**, and acknowledged his execution of the foregoing Affidavit as his voluntary act and deed.

Notarial Seal:



James W. Martin
James W. Martin, Notary Public
Resident of Porter County, Indiana

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.

James W. Martin

This Instrument Prepared By: James W. Martin, Attorney at Law, 8585 Broadway, Suite 660, Merrillville, Indiana 46410, (219) 769-3760, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.