

NOT AN OFFICIAL DOCUMENT

2022-526592
06/28/2022 02:58 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED
Jun 03 2022 VH
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-523040
06/03/2022 12:08 PM
TOTAL FEES: 25.00
BY: KK
PG #: 7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

TITLE PASSAGE AFFIDAVIT

Comes now **Mary Mello**, and being duly sworn upon oath, states that she makes the following statements based on her own personal knowledge:

1. That she is an adult child of the decedents, **Anibal Nazario and Julia Nazario**.
2. That **Anibal Nazario** died intestate, a resident of Lake County, Indiana on the **2nd day of August, 2017**, the owner of real estate located at **3520 Grand Boulevard, East Chicago, IN 46312**. A copy of the Certificate of Death is attached.
2. That **Julia Nazario** died intestate, a resident of Lake County, Indiana on the **21st day of January, 2021**, the owner of real estate located at **3520 Grand Boulevard, East Chicago, IN 46312**. A copy of the Certificate of Death is attached.
3. That **Anibal Nazario and Julia Nazario, as husband and wife, tenants by the entirety**, acquired their interest in the real estate by way of a Warranty Deed from **Local 697 IBEW & Electrical Industry Pension Fund** dated **August 31, 1970**, recorded **September 2, 1970** as Document No. **70903** in Lake County, Indiana.
4. The most recent instrument recorded is the aforementioned Warranty Deed in the Office of the Recorder of Lake County, Indiana, and the Affiant requests that the Recorder index this Affidavit to the Warranty Deed with respect to the Real Property, and it is the most recent instrument responsible for conveying title to the real estate.

Re-recording to correct Affiant name

NOT AN OFFICIAL DOCUMENT

5. That the real estate to which **Anibal Nazario and Julia Nazario as husband and wife** acquired interest was for the following legal description, to-wit:

Lot 19, Block 60, Indiana Harbor, in the City of East Chicago, or shown in Plat Book 5, page 9, in Lake County, Indiana.

Tax Key No. 45-03-22-156-022.000-024

Commonly known as 3520 Grand Boulevard, East Chicago, IN 46312

6. That **Anibal Nazario** preceded **Julia Nazario** in death and his interest then passed to **Julia Nazario** as the surviving spouse. That the primary purpose of this affidavit is to remove **Anibal Nazario** from title to the Property in the Auditor's records leaving **Julia Nazario** as the sole person in title.

7. That **Julia Nazario** was unmarried at the time of her death and that **Mary Mello and Beatrice Nazario (deceased)** are her heirs at law under Indiana Code 29-1-8-23, and upon the death of **Julia Nazario**, acquired title to said real estate as the only heirs at law of the decedent, **Julia Nazario**, with each of them receiving an undivided 50% interest each as Tenants in Common.

8. That (1) at least seven months have passed since the death of **Julia Nazario**; (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.

NOT AN OFFICIAL DOCUMENT

9. 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 I.C. 29-1-7-5 within 5 months of **Julia Nazario's** death, nor did the Clerk issue letters testamentary or letters of administration within seven months after **Julia Nazario's** death, so the power of a personal representative to divest title expired automatically as a matter of law under I.C. 29-1-7-15.1(b), and title is now vested indefeasibly in the heirs, each as tenants in common, as follows:

Name	Relationship	Address	Percentage
Mary Mello	Adult Daughter	Antioch IL	50%
Beatrice Nazario(deceased)	Adult Daughter	Merrillville, IN	50%

10. That **Beatrice Nazario**, died intestate on **January 25, 2022**, at the time residing in Lake County, Indiana, with a 50% interest in the real estate located at **3520 Grand Boulevard, East Chicago, IN 46312**. A Certificate of Death is attached.

11. That **Beatrice Nazario** left no surviving spouse or parents. That under Indiana intestacy laws, upon the death of **Beatrice Nazario**, her only child, **Christopher Nazario**, is the sole heir at law to the property, acquiring her 50% interest to the property.

12. The secondary purpose of this affidavit is to establish the facts herein contained and to induce the Lake County Auditor to transfer the real property to the names of **Mary Mello and Christopher Nazario** upon the Lake County Auditor's real property transfer records, with each of them receiving an undivided **50% interest** as Tenants in Common.



INDIANA STATE DEPARTMENT OF HEALTH CERTIFICATE OF DEATH

1. Decedent Legal Name (First, Middle, Last) Leon No 000598		EDR No 00031235209		State No 2022-008657	
2. Social Security Number 56		3. Sex Male		4. Date of Death (Month/Day/Year) 01/26/2022	
5. Birth Date (Month/Day/Year) 56		6. Under 1 Year None		7. Under 1 Month None	
8. Under 1 Day None		9. Under 1 Hour None		10. Date of Birth (Month/Day/Year) 11/14/1906	
11. Facility Name (If Not Institution, Give Street Address) Morbidity Hospital Inc-Slake Campus		12. City or Town, State, and Zip Code Merrillville, Indiana 46410		13. Multiple At A Time Of Death <input type="checkbox"/> Mangled <input type="checkbox"/> Mangled, But Separated <input type="checkbox"/> Crushed <input type="checkbox"/> Widened <input type="checkbox"/> Never Mangled <input type="checkbox"/> Unknown	
14. Residence - State IN		15. Usual Residence Lake		16. Occupation (Usual Occupation) Dialysis Technician	
17. Place Of Death Merrillville		18. Cause Of Death Lake		19. Manner Of Death <input type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Unknown	
20. Burial Place 7130 Elmora Court		21. Burial Location IN		22. Burial Date 46410	
23. Burial Location 7130 Elmora Court		24. Burial Location IN		25. Burial Date 46410	
26. Burial Location 7130 Elmora Court		27. Burial Location IN		28. Burial Date 46410	
29. Burial Location 7130 Elmora Court		30. Burial Location IN		31. Burial Date 46410	
32. Burial Location 7130 Elmora Court		33. Burial Location IN		34. Burial Date 46410	
35. Burial Location 7130 Elmora Court		36. Burial Location IN		37. Burial Date 46410	
38. Burial Location 7130 Elmora Court		39. Burial Location IN		40. Burial Date 46410	
41. Burial Location 7130 Elmora Court		42. Burial Location IN		43. Burial Date 46410	
44. Burial Location 7130 Elmora Court		45. Burial Location IN		46. Burial Date 46410	
47. Burial Location 7130 Elmora Court		48. Burial Location IN		49. Burial Date 46410	
50. Burial Location 7130 Elmora Court		51. Burial Location IN		52. Burial Date 46410	
53. Burial Location 7130 Elmora Court		54. Burial Location IN		55. Burial Date 46410	
56. Burial Location 7130 Elmora Court		57. Burial Location IN		58. Burial Date 46410	
59. Burial Location 7130 Elmora Court		60. Burial Location IN		61. Burial Date 46410	
62. Burial Location 7130 Elmora Court		63. Burial Location IN		64. Burial Date 46410	
65. Burial Location 7130 Elmora Court		66. Burial Location IN		67. Burial Date 46410	
68. Burial Location 7130 Elmora Court		69. Burial Location IN		70. Burial Date 46410	
71. Burial Location 7130 Elmora Court		72. Burial Location IN		73. Burial Date 46410	
74. Burial Location 7130 Elmora Court		75. Burial Location IN		76. Burial Date 46410	
77. Burial Location 7130 Elmora Court		78. Burial Location IN		79. Burial Date 46410	
80. Burial Location 7130 Elmora Court		81. Burial Location IN		82. Burial Date 46410	
83. Burial Location 7130 Elmora Court		84. Burial Location IN		85. Burial Date 46410	
86. Burial Location 7130 Elmora Court		87. Burial Location IN		88. Burial Date 46410	
89. Burial Location 7130 Elmora Court		90. Burial Location IN		91. Burial Date 46410	
92. Burial Location 7130 Elmora Court		93. Burial Location IN		94. Burial Date 46410	
95. Burial Location 7130 Elmora Court		96. Burial Location IN		97. Burial Date 46410	
98. Burial Location 7130 Elmora Court		99. Burial Location IN		100. Burial Date 46410	
101. Burial Location 7130 Elmora Court		102. Burial Location IN		103. Burial Date 46410	
104. Burial Location 7130 Elmora Court		105. Burial Location IN		106. Burial Date 46410	
107. Burial Location 7130 Elmora Court		108. Burial Location IN		109. Burial Date 46410	
110. Burial Location 7130 Elmora Court		111. Burial Location IN		112. Burial Date 46410	
113. Burial Location 7130 Elmora Court		114. Burial Location IN		115. Burial Date 46410	
116. Burial Location 7130 Elmora Court		117. Burial Location IN		118. Burial Date 46410	
119. Burial Location 7130 Elmora Court		120. Burial Location IN		121. Burial Date 46410	
122. Burial Location 7130 Elmora Court		123. Burial Location IN		124. Burial Date 46410	
125. Burial Location 7130 Elmora Court		126. Burial Location IN		127. Burial Date 46410	
128. Burial Location 7130 Elmora Court		129. Burial Location IN		130. Burial Date 46410	
131. Burial Location 7130 Elmora Court		132. Burial Location IN		133. Burial Date 46410	
134. Burial Location 7130 Elmora Court		135. Burial Location IN		136. Burial Date 46410	
137. Burial Location 7130 Elmora Court		138. Burial Location IN		139. Burial Date 46410	
140. Burial Location 7130 Elmora Court		141. Burial Location IN		142. Burial Date 46410	
143. Burial Location 7130 Elmora Court		144. Burial Location IN		145. Burial Date 46410	
146. Burial Location 7130 Elmora Court		147. Burial Location IN		148. Burial Date 46410	
149. Burial Location 7130 Elmora Court		150. Burial Location IN		151. Burial Date 46410	
152. Burial Location 7130 Elmora Court		153. Burial Location IN		154. Burial Date 46410	
155. Burial Location 7130 Elmora Court		156. Burial Location IN		157. Burial Date 46410	
158. Burial Location 7130 Elmora Court		159. Burial Location IN		160. Burial Date 46410	
161. Burial Location 7130 Elmora Court		162. Burial Location IN		163. Burial Date 46410	
164. Burial Location 7130 Elmora Court		165. Burial Location IN		166. Burial Date 46410	
167. Burial Location 7130 Elmora Court		168. Burial Location IN		169. Burial Date 46410	
170. Burial Location 7130 Elmora Court		171. Burial Location IN		172. Burial Date 46410	
173. Burial Location 7130 Elmora Court		174. Burial Location IN		175. Burial Date 46410	
176. Burial Location 7130 Elmora Court		177. Burial Location IN		178. Burial Date 46410	
179. Burial Location 7130 Elmora Court		180. Burial Location IN		181. Burial Date 46410	
182. Burial Location 7130 Elmora Court		183. Burial Location IN		184. Burial Date 46410	
185. Burial Location 7130 Elmora Court		186. Burial Location IN		187. Burial Date 46410	
188. Burial Location 7130 Elmora Court		189. Burial Location IN		189. Burial Date 46410	
190. Burial Location 7130 Elmora Court		190. Burial Location IN		190. Burial Date 46410	
191. Burial Location 7130 Elmora Court		191. Burial Location IN		191. Burial Date 46410	
192. Burial Location 7130 Elmora Court		192. Burial Location IN		192. Burial Date 46410	
193. Burial Location 7130 Elmora Court		193. Burial Location IN		193. Burial Date 46410	
194. Burial Location 7130 Elmora Court		194. Burial Location IN		194. Burial Date 46410	
195. Burial Location 7130 Elmora Court		195. Burial Location IN		195. Burial Date 46410	
196. Burial Location 7130 Elmora Court		196. Burial Location IN		196. Burial Date 46410	
197. Burial Location 7130 Elmora Court		197. Burial Location IN		197. Burial Date 46410	
198. Burial Location 7130 Elmora Court		198. Burial Location IN		198. Burial Date 46410	
199. Burial Location 7130 Elmora Court		199. Burial Location IN		199. Burial Date 46410	
200. Burial Location 7130 Elmora Court		200. Burial Location IN		200. Burial Date 46410	

INDIANA STATE DEPARTMENT OF HEALTH CERTIFICATE OF DEATH											
Local No 000178			EDR No 00000591477			State No			Date of Death 08/02/2017		
ANIBAL NAZARIO 1. Social Security Number: 2a. Age: 75 3b. Under 1 Year: 3c. Under 1 Month: 3d. Under 1 Day: 3e. Under 1 Hour: 3f. Under 1 Minute: MALE 3g. Date of Birth: 02-20 PM 3h. Date of Death: 08/02/2017											
9. Ever in U.S. Armed Forces: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown 10. If Death Occurred in a Hospital: <input type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Department Outpatient <input type="checkbox"/> Dead on Arrival 10a. If Death Occurred Somewhere Other Than a Hospital: <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Nursing Home/Long-Term Care Facility <input type="checkbox"/> Other (Specify):											
11. Facility Name (If Not Institution, Give Street and Number): CATHERINE HOSPITAL INC 12. City or Town, State and Zip Code: EAST CHICAGO, IN, 46312											
13. County of Death: LAKE 14. Marital Status At Time of Death: <input type="checkbox"/> Married <input type="checkbox"/> Married, But Separated <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed <input type="checkbox"/> Never Married <input type="checkbox"/> Unknown											
15. Surname of Spouse's Name: RODRIGUEZ 16. Decedent's Usual Occupation: LABOR OPERATOR 17. Kind of Business/Industry: CHICAGO SANITARY DISTRICT											
18. Residence - State: INDIANA 18a. County: LAKE 18b. City or Town: EAST CHICAGO											
18c. Street and Number: 4902 DRUMMOND STREET 18d. Apt. No.: 18e. Zip Code: 46312 18f. Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No											
19. Decedent's Education: 9TH - 12TH GRADE - NO DIPLOMA 20. Decedent Of Hispanic Origin: PUERTO RICAN 21. Decedent's Race: White											
22. Father's Name (First, Middle, Last): SIMON NAZARIO 23. Father's Name (First, Middle, Last): JUSTINA NAZARIO 25a. Father's Last Name Before First Marriage: TORRES											
24. Informant's Name: JULIA E NAZARIO 24a. Relationship to Decedent: WIFE 24b. Mailing Address (Street and Number, City, State, Zip Code): 4902 DRUMMOND STREET, EAST CHICAGO, IN 46312											
25a. Method of Disposition: <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal From State <input type="checkbox"/> Other (Specify): ELMWOOD CEMETERY 25b. Place of Disposition (Name of Cemetery, Crematory, Other Place): HAMMOND, IN											
26. Was Coroner Contacted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 27. Name and Complete Address Of Funeral Facility: FIFE FUNERAL HOME, INC., 4201 INDIANAPOLIS BLVD., EAST CHICAGO, IN 46312 28. Funeral Home License Number: PH83001512											
29. Signature of Indiana Funeral Service Licensee: JOHN P. FIFE, BY ELECTRONIC SIGNATURE 30. License Number (If Licensee): FD02020356											
31. Part I. Enter the Chain of Events - Diseases, Injuries, or Complications - That Directly Caused the Death. Do Not Erase Terminal Events Such As Cardiac Arrest, Respiratory Arrest, Or Venous/Arterial Thrombosis Without Showing the Etiology. Do Not Abbreviate. Enter Only One Cause On A Line. Add Additional Lines if Necessary. Immediate Cause (Final Disease Or Condition Resulting in Death): A. SIGMOID COLON MASS ADENOCARCINOMA											
31. Part II. Enter the Underlying Cause (Disease Or Injury That Initiated The Events Resulting in Death) Last: B. CORONARY ARTERY DISEASE											
31. Part III. Enter other significant conditions contributing to death but not resulting in the underlying cause given in Part I: C. N/A											
32. Was an Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 33. Manner of Death: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Sudden <input type="checkbox"/> Could Not Be Determined											
34. Cause of Injury (Non-Cyber): 35. Time of Injury: 36. Place of Injury (E.G., Decedent's Home, Construction Site, Restaurant, Working Area): 37. Injury At Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
38. Location of Injury - State: 38a. City or Town: 38b. Street & Number: 38c. Apt. No.: 38d. Zip Code:											
39. Describe How Injury Occurred: 40. If Transportation Injury, Specify: <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Pedestrian <input type="checkbox"/> Airplane <input type="checkbox"/> Helicopter <input type="checkbox"/> Boat											
41. Signature of Person Certifying Cause of Death: RAMON LLOBET MACGAVIN, BY ELECTRONIC SIGNATURE 42. Death - Cause Only One: <input checked="" type="checkbox"/> Certificate Provision <input type="checkbox"/> Consent <input type="checkbox"/> Health Officer											
43. Name, Address And Zip Code of Person Certifying Cause of Death: RAMON LLOBET MACGAVIN, 7217 INDIANAPOLIS BOULEVARD, HAMMOND, IN 46324 44. License Number: 01086128A 45. Date Certified: 08/09/2017											
46. Signature of Local Health Officer: GERRI C. BROWNING, VIA ELECTRONIC SIGNATURE 46. For Registrar Only - Date First (Month/Day/Year): AUG 10 2017											
AMENDMENT TO CERTIFICATE OF DEATH (RENTRY OR ORIGINAL)											