## NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2022-025278

1:52 PM 2022 Aug 8

## AFFIDAVIT PURSUANT TO IND. CODE 29-1-7-23 CONCERNING DEVOLUTION OF ESTATE AT DEATH

STATE OF INDIANA )
) S.S.
COUNTY OF LAKE )

On this day of AUSUST, 2022 before me personally appeared Paul Andrew Whitten, to me personally known, who being duly sworn did, on personal knowledge, say that:

- Rosemarie Czapla, an unmarried woman without children, died on August 28.
   2019 without leaving a will, and was the sole owner of the Real Estate described in paragraph 4, below, at the time of her death.
- Affiant is a surviving nephew of Rosemarie Czapla, deceased, and is over the age of eighteen years.
- 3. The most recent instrument recorded in the Office of the Recorder of Lake County Indiana, which is also the most recent instrument responsible for conveying title to the Real Estate, is a certain Certificate of Death recorded in the Office of the Recorder of Lake County, Indiana on December 20, 1993 as document number 93085736 which proved that title had vested in the decedent, Rosemarie Czapla, by virtue of the right of survivorship created in a Warranty Deed, recorded on November 30, 1979 as Document Number 562648 in the Office of the Recorder of Lake County, Indiana.
- This affidavit concerns the following described real estate in Lake County, Indiana, legally described as:

LOT 9 AND THE WEST 4 FEET OF LOT 11 IN SMITH'S ADDITION TO THE TOWN, NOW CITY, OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "F", PAGE 244, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No. 45-16-08-205-034.000-042

Street Address: 302 E CLARK ST, CROWN POINT IN 46307

(Hereinafter referred to as the Real Estate)

FILED

Page 1 of 2

AUG 08 2022

JOHN E. PETALAS LAKE COUNTY AUDITOR 251

## NOT AN OFFICIAL DOCUMENT

- The names all distributees of Rosemarie Czapla known to the affiant are her nephews, Kenneth Edward Whitten, and Paul Andrew Whitten.
- 6. The interests of Kenneth Edward Whitten, and Paul Andrew Whitten passed to them at the time of Rosemarie Czapla's death by operation of IND.CODE 29-1-2-1 because she was unmarried, had no children, had no other survivors entitled to take her property according to the said intestate succession law, and did not leave a will.
- Kenneth Edward Whitten and Paul Andrew Whitten are entitled to hold an
  undivided one half interest (½) each to the real estate as Tenants in Common according to IND.
  CODE 29-1-2-1 because they are of equal decree of kinship to Rosemarie Czapla.
- 8. The purpose of this Affidavit is to induce the Lake County Auditor to comply with IND. CODE 29-1-7-23 (c) and enter the name of Kenneth Edward Whitten, and Paul Andrew Whitten on the tax duplicate on which the Real Estate is transferred, assessed, and taxed, and to induce the Lake County Recorder to comply with IND. CODE 29-1-7-23 (d). and to record and index this Affidavit as the most recent instrument responsible for the transfer of the Real Estate.

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

Paul Andrew Whitten

STATE OF INDIANA )
) SS.
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named, Paul Andrew Whitten, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this

day of 1-10 1-1, 2022

This instrument prepared by: Robert B. Golding, Jr. P.O. Box 175 Dyer, IN 46311 Attorney No. 10827-45 Send Tax Bills To:

JAMES STREZOVSKI 415 Wilshire Ct. Va lparaiso, IN 46385

Notary Public

MARY KALETTA
Notary Public, State of Indiana
Lake County
Commission Number NP07365
My Commission Expire\*
October 05, 2029

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.

Mary Kaletta