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Mail Tax Bills To: Yvonne O. Summers 1215 Garfield Street Gary, Indiana 46407 Grantee's Address Above

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2022-037150

2022 Oct 28

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STATE OF INDIANA COUNTY OF LAKE

AFFIDAVIT OF DEATH AND AFFIDAVIT FOR TRANSFER OF REAL ESTATE

The undersigned, YVONNE O. SUMMERS (the "Affiant"), being duly sworn, states:

1.The Affiant is the granddaughter and a devisee and legatee of AUGUSTINE E.

RODGERS (the "Decedent"), who died testate on February 7, 2021, while domiciled in Lake County, Indiana.

- The Decedent acquired a fee simple interest (the "Decedent's Title Interest") in the real
 estate described in this Affidavit (the "Real Estate") by a Quit Claim Deed dated September 22,
 2010, and recorded on September 23, 2010, as Document No. 2010-055549, in the Office of the
 Recorder of Lake County. Indiana.
- The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was
 the Quit Claim Deed dated September 22, 2010, and recorded on September 23, 2010 described in
 the previous paragraph (the "Latest Recorded Instrument").
- 4. The Real Estate is located in Lake County, Indiana, and is more fully described by property tax parcel number and legal description as follows:

Frankel's Subdivision, Lot 4, Block 3, in the office of the Recorder of Lake County, Indiana.

Commonly known as: Tax ID No: 1215 Garfield Street, Gary, Indiana 46407 45-08-08-281-004.000-004 25 6951

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OCT 28 2022

JOHN E PETALAS
LAKE COUNTY AUDITOR

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5. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate without administration by order of the Circuit Court of Lake County, Indiana, entered in Cause No. 45C01-2209- EM-000181 on September 30, 2022, provided for the Decedent's Title Interest to be distributed to the Decedent's sole legatee and devisee (the "Legatee") as follows:

Yvonne O. Summers, Granddaughter Sole 100% beneficiary 1215 Garfield Street Gary, Indiana 46407

- The Decedent's Title Interests devolved to and vested in said Legatee under the Will immediately as a matter of law under IC 29-1-7-23 upon the Decedent's death.
- 7. There is no federal estate tax or Indiana Inheritance Tax due and owing as a consequence of the Decedent's death.
 - 8. As of this date:
 - no letters testamentary or letters of administration have been issued to date to a courtappointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
 - a probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;
 - c. a majority in interests 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
 - d. It is not possible for the Decedent's personal representative to sell 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 because more than 5 months have elapsed since the date of the decedent's death.
- 9. 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 sales 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.

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10. The Affiant affirms 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 tit of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

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

Dated: October 24, 2022

<u>Uvonne O. Summers</u> Tyvonne o. summers

STATE OF INDIANA

COUNTY OF LAKE

BEFORE ME, a Notary Public in and for said County and State, personally appeared YVONNE O. SUMMERS who affirmed the truth of the representations herein and acknowledged execution of this Affidavit for Transfer of Real Property on October 24, 2022.

KENT A JEFFIRS Notary Public – Notary Seal State of Indiana Lake County

Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law

104 W. Clark Street, Crown Point, IN 46410

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.

/s/ Kent A. Jeffirs
Kent A. Jeffirs