

NOT AN OFFICIAL DOCUMENT

FILED

Jan 23 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

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TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Re: SOFIA JEAN POPPA-EVERS, Deceased
Parcel No.: 45-07-07-477-023.000-023

AFFIDAVIT OF SURVIVORSHIP

Comes now Virgil V. Poppa, being duly sworn upon his oath, and states as follows:

1. That he is an adult sibling of Sofia Jean Poppa-Evers, deceased, and makes this Affidavit based upon personal knowledge.
2. Jean Mary Oros and Sofia Jean Poppa-Evers are the owners of the following described real estate located in Lake County, Indiana:

Lot 54, except the North 35 feet thereof, and the North 37 feet of Lot 55, in Block 1, in Wilson Square Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 29, at Page No. 21, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 7211 Beech Avenue, Hammond, IN 46324

3. The real estate was transferred by Quitclaim Deed to Jean Mary Oros and Sofia Jean Poppa-Evers, as joint tenants with rights of survivorship, on September 25, 2000. Said Deed was duly recorded as Document Number 2000 072691 in the Office of the Recorder of Lake County, Indiana, on October 5, 2022.
4. Jean Mary Oros and Sofia Jean Poppa-Evers continued to jointly hold title to said real estate until the death of Sofia Jean Poppa-Evers on the 23rd day of September, 2011, at which time Jean Mary Oros acquired title to the real estate as the surviving joint tenant, by operation of law. (A true and accurate copy of the death certificate of Sofia Jean Poppa-Evers, with social security number and cause of death redacted, is attached hereto and incorporated herein by reference as Exhibit "A.")

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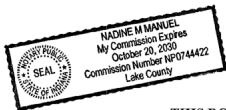
5. This Affidavit is made by the undersigned to confirm that ownership in the above-described real estate is now vested solely in Jean Mary Oros and to induce the Auditor of Lake County, Indiana to remove the name of Sofia Jean Poppa-Evers from title and reflect the correct ownership of such real estate on said Auditor's records.



Virgil V. Poppa

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Virgil V. Poppa, and he being first duly sworn by me upon his oath, affirmed that the facts stated in the foregoing Affidavit are true and acknowledged the execution of the foregoing Affidavit as his free and voluntary act.

Signed and sealed this 20 day of January, 2023.




Notary Public

THIS DOCUMENT WAS PREPARED BY:

Laura L. Rybicki, Attorney No.: 21389-45
LAURA L. RYBICKI, LLC
9495 Keilman, Suite 2B, St. John, Indiana 46373
Telephone: (219) 365-7766

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.

Laura L. Rybicki