

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-004244

12:58 PM 2023 Jan 27

Mail Tax Bills To:  
Irasema Garcia McCormick  
10410 Nelson Street  
Crown Point, Indiana 46307  
Grantee's Address Above

## TRANSFER ON DEATH AFFIDAVIT

IRASEMA GARCIA McCORMICK, being duly sworn, states as follows:

1. On August 25, 2022, **JOSEPH N. McCORMICK** (the "Owner") executed a Transfer on Death Deed transferring **Seventy Percent (70%)** to **IRASEMA GARCIA McCORMICK** and **Thirty Percent (30%)** to the **Testamentary Trustee named under Article VIII of the Owner's Last Will and Testament dated August 25, 2022** for the benefit of Jordan J. McCormick, (the "Primary Beneficiaries"), as Tenants in Common, upon the Owner's death, all of Owner's interest in the following real estate in Lake County, Indiana:

PART OF LOT 12 IN MESA RIDGE A SUBDIVISION IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96 PAGE 55, AND AMENDED BY A CERTIFICATE OF CORRECTION RECORDED JANUARY 11, 2006 AS DOCUMENT NO. 2006 002246, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 12 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 31 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE THEREOF, 68.42 FEET; THENCE NORTH 72 DEGREES 23 MINUTES 22 SECONDS EAST, 140.86 FEET TO A POINT ON THE CURVED EASTERLY LINE OF SAID LOT 12; THENCE NORTHWESTERLY, ALONG SAID CURVED EASTERLY LINE, AN ARC DISTANCE OF 25.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 42 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 130.40 FEET TO THE POINT OF BEGINNING.

Commonly Known As: 8464 Pierce Place, Merrillville, IN 46410  
Key No: 45-12-21-377-023.000-030

2. Said Transfer on Death Deed was recorded on August 29, 2022, in the Office of the Recorder of Lake County, Indiana, as Document Number 2022-031346.

3. Joseph N. McCormick died on September 24, 2022.

**FILED**

JAN 27 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25  
7050  
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4. The Primary Beneficiaries survived the Owner, and the names and addresses of the Primary Beneficiaries (and Grantees' addresses) and share transferred are as follows:

Irasema Garcia McCormick  
70% undivided interest  
as Tenant in Common  
10410 Nelson Street  
Crown Point, IN 46307

Jordan J. McCormick Testamentary Trust  
c/o Jeffrey L. McCormick, Trustee  
30% undivided interest  
as Tenant in Common  
1258 Elliston Court  
Crown Point, IN 46307

5. This Affidavit is made, executed and recorded to comply with the requirements of IC 32-17-14-26(b)(20) to transfer on death the Owner's interest in the above-described real estate.

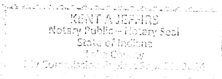
Dated: January 26, 2023



IRASEMA GARCIA McCORMICK

State of Indiana )  
                          )  
County of Lake    )

Subscribed and sworn to by IRASEMA GARCIA McCORMICK before me, a Notary Public in and for said County and State on January 26, 2023. Witness my hand and notarial seal.



Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307

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