

GINA PIMENTEL RECORDER 2023-004228
STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 11:47 AM 2023 Jan 27

STATE OF INDIANA) IN RE:
) SS: GLORIA A. SMEDEROVAC,
COUNTY OF LAKE) DECEDENT

DEVOLUTION AFFIDAVIT

The undersigned, Kathleen Smederovac, (the "Affiant"), being duly sworn on oath states the following based on her own personal knowledge or observation that:

~~Alka Gloria Smederovac~~
1. She is the only surviving heir of Gloria A. Smederovac, (the "Decedent"), who died intestate on April 23, 2022 while domiciled in Lake County, Indiana. (See Death Certificate attached as Exhibit "A")

~~Alka Gloria Smederovac~~ ~~Alka John Smederovac~~
2. That on February 18, 1983 John M. Smederovac and Gloria A. Smederovac, husband and wife, obtained ownership of real estate located in Lake County, Indiana by way of a Trustee's Deed recorded on March 18, 1983 as Document Number 201170(3-17-83), described by property tax parcel number and legal description as follows, to-wit:

Parcel No.: 45-19-24-176-015.000-008

Lot 87 in Castlebrook Unit 1, as per plat thereof, recorded in Book 46, page 128, in the Office of the Recorder of Lake County, Indiana. **FILED JAN 27 2023**

Common Address: 17590 Merlin Dr., Lowell, IN 46356

~~Alka Gloria Smederovac~~ ~~Alka John Smederovac~~
3. That in or around April 1990 John M. Smederovac and Gloria A. Smederovac obtained a divorce in the Lake Superior Court, Civil Division Room 3, under cause number 45D03-9001-DR-000043 and a stipulation of said divorce was the obligation of John M. Smederovac to quit-claim his interest in the marital property described above to Gloria A. Smederovac however, the deed was never prepared or recorded and therefore, subsequent to the divorce title to said property up to December 1, 2022 remained in the names of John M. Smederovac and Gloria A. Smederovac as tenants in common since they were no longer husband and wife. (See attached Exhibit "B")

~~Alka John Smederovac~~
4. That on December 1, 2022, John M. Smederovac executed a Quit-Claim Deed (attached as Exhibit "C") which transfers his one-half interest as a tenant in common of said parcel directly to the affiant herein, Kathleen Smederovac, who is his daughter and the only surviving heir-at-law of the decedent, Gloria A. Smederovac.

~~Alka Gloria Smederovac~~
5. That the decedent died intestate leaving as the decedent's only heir-at-law the following person:

a. An undivided 100% share of the decedent's interest in said real estate to Kathleen Smederovac, adult surviving daughter, whose address is 17590 Merlin Dr., Lowell, IN 46356.

FILED

FEB 15 2023

PEGGY HOLINGA KATONA

GINA PIMENTEL RECORDER
STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2023-005575

10:11 AM 2023 Feb 15

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6. The Decedent's Title Interests devolved to the Heir at Law, Kathleen Smederovac, immediately and automatically as a matter of law under I.C. 29-1-7-23 upon the Decedent's death by virtue of the following:

a. Decedent was not survived by any spouse at the time of her death.

b. Decedent was not survived by either of her parents at the time of her death.

c. Decedent was survived by one (1) child at the time of her death, namely, Kathleen Smederovac, and Decedent had no other children.

d. Title to the property described above devolves entirely to Kathleen Smederovac pursuant to I.C. 29-1-2-1(d) (1) as well as the Quit-Claim Deed dated December 1, 2022 and recorded on the same date that this Devolution Affidavit is being recorded.

7. The Decedent owed no ascertainable obligations to creditors and there is no federal estate tax due and owing as a consequence of the Decedent's death.

8. As of this date:

a. at least 7 months have elapsed since the Decedent's death;

b. no letters testamentary or letters of administration have been issued to a court-appointed personal representative for the Decedent within the time limits specified under I.C. 29-1-7-15.1(d);

c. a probate court has not issued findings and an accompanying order preventing the limitations in I.C. 29-1-7-15(b) from applying to the Real Estate;

d. 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 I.C. 29-1-10-21; and

e. consequently, 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.

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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 I.C. 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.

10. The Affiant affirmed 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 title of record (as defined in I.C. 32-20-2-1) as stated in I.C. 29-1-7-23(e).

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

Kathleen Smederovac
KATHLEEN SMEDEROVAC, AFFIANT

STATE OF INDIANA)
COUNTY OF LAKE) SS:

Before me, a Notary Public in and for said County and State, this 12th day of January, 2023, did personally appear KATHLEEN SMEDEROVAC, who produced valid state identification and acknowledged the execution of the foregoing Devolution Affidavit. In witness whereof I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 19 January 2025
Resident of Lake County
Commission No. 693508

Antoinette Krupa
ANTOINETTE KRUPA, NOTARY



I affirm, under penalty for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Joseph S. Irak

Prepared by: Attorney Joseph S. Irak, 9219 Broadway, Merrillville,
Atty. I.D. #4851-45 (219) 769-4552 IN 46410

Mail to: 17590 Merlin Dr., Lowell, IN 46356



NOT AN OFFICIAL DOCUMENT

INDIANA STATE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

Tracking No. 324677

Local No. 001834

EDR No. 000011277394

State No. 2022-024181

1. Decedent's Legal Name (First, Middle, Last) **Gloria Ann Smedetovac** 2. Gender **Female** 3. Time of Death **08:48 AM** 4. Date of Death (Month/Day/Year) **04/23/2022**

5. Social Security Number **70** 6a. Age - Yrs **70** 6b. Under 1 Year **70** 6c. Under 1 Month **70** 6d. Under 1 Day **70** 6e. Under 1 Hour **70** 7. Date of Birth (Month/Day/Year) **02/27/1952** 8. Birthplace (City and State or Foreign Country) **Gary, Indiana**

9. Ever in U.S. Armed Forces? Yes No Unknown 10. a. Death Occurred in a Hospital? Inpatient Emergency Department Outpatient Dead on Arrival Hospice Facility Decedent's Home Other (Specify) Nursing Home/Long-Term Care Facility

11. Facility Name (If Not Institution, Give Street and Number) **St. Anthony Medical Center**

12. City or Town, State, and Zip Code **Crown Point, Indiana** 13. County of Death **Lake** 14. Marital Status at Time of Death Married Married, But Separated Widowed Never Married Unknown

15. Surviving Spouse's Name _____ 15a. Last Name Before First Marriage _____ 16. Decedent's Usual Occupation **Banker** 17. Kind of Business/Industry **Banking**

18. Residence - State **IN** 18a. County **Lake** 18b. City or Town **Lowell**

18c. Street and Number **17590 Merlin Drive** 18d. Apt. No. _____ 18e. Zip Code **46356** 18f. Inside City Limits? Yes No

19. Decedent's Education **Some college, but no degree** 20. Decedent of Hispanic Origin No Spanish/Hispanic/Latino _____ 21. Decedent's Race **White**

22. Decedent's Name (First, Middle, Last) **Anthony Nasloski Sr.** 23. Parents Name (First, Middle, Last) **Theresa Nasloski** 23a. Parents Last Name Before First Marriage **Centanni**

24. Informant's Name **Kathleen Marie Smedetovac** 24a. Relationship to Decedent **Daughter** 24b. Mailing Address (Street and Number, City, State, Zip Code) **17590 Merlin Drive, Lowell, IN 46356**

25. Method of Disposition Burial Cremation Donation Entombment Burial From Sea Other (Specify) _____ 25a. Name of Disposition (Name of Cemetery, Crematory, Other Place) **Geisen Cremation Centre** 25b. Location (City, Town) and State **Crown Point, IN**

26. Was Coroner Contacted? Yes No 27. Name and Complete Address of Funeral Facility **Geisen - Carlisle Funeral & Cremation Services 619 Washington St, Michigan City, Indiana 46360** 27a. Funeral Home License Number **FH13200123**

28. Signatures of Death and Funeral Service Licenses **Megan Kontady** 27c. License Number of Licensee **FD2320033**

29. Part I: Enter the Chain of Events, Injuries, or Complications, That Directly Caused the Death, or 1) Emergent Medical Event, Such As Cardiac Arrest, Respiratory Arrest, Or Vascular Obstruction Without Showing the Etiology, Or 2) Non-Accidental, Fetal, Or Child, Cause On Line A. Add Additional Lines, If Necessary. Immediate Cause (Final Disease Or Condition Resulting in Death) **Bowel Obstruction** **Metastatic endometrial cancer**

30. Socially Usable Cause (If Any, Relating To The Cause Listed On Line A. Enter The Underlying Cause (Disease Or Injury) That Initiated The Events Resulting in Death Last **Metastatic endometrial cancer**

31. Part II: Enter Other Significant Conditions Contributing to Death But Not Resulting in the Underlying Cause Given in Part I _____ 32. Was An Autopsy Performed? Yes No 33. Were Autopsy Finding Available To Complete The Cause Of Death? Yes No

34. Did Toxicology Contribute To Death? Yes Probably No Unknown 35. # Female: 1st Pregnancy (Mo. Yr.) Pregnant At Time Of Death Not Pregnant, But Pregnant With 2 Days Of Death Not Pregnant, But Pregnant With 3 Days Of Death Not Pregnant, But Pregnant With 4 Days Of Death Unknown (Specify Within The First Year) Stillcode Could Not Be Determined

34. Date of Injury (Month/Day/Year) _____ 35. Time of Injury _____ 36. Place of Injury (E.G. Decedent's Home, Construction Site, Restaurant, Wooded Area) _____ 37. Injury At Work? Yes 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. Transportation (Auto, Scooter, Motorcycle, Other) On Foot Other _____

41. Signature of Person Certifying Cause of Death: **Kristine Marie Teodon** 42. Certifier (Check Only One) Certifying Physician Other _____ 43. License Number **02002441A** 44. Date Certified **04/29/2022**

43. Name, Address and Zip Code of Person Certifying Cause of Death: **Kristine Marie Teodon 300 N-Main Street, Ste D, Crown Point, IN 46307** 45. Date Certified _____

46. Additional Funeral Service Provider _____ 47. Date _____

48. Signature of Local Health Officer: **Christiana Vasileva** 49. For Registrar Only (Date Filed, Month/Day/Year) **04/26/2022**

THIS IS A TRUE COPY OF THE RECORD ON FILE WITH THE LAKE COUNTY HEALTH DEPARTMENT
LAKE COUNTY HEALTH DEPARTMENT
Site D, Crown Point, IN 46307

MAY 06 2022

Electronically Signed
LAKE COUNTY HEALTH OFFICER

NOT VALID UNLESS
REGISTERED

43. License Number **02002441A** 44. Date Certified **04/29/2022**

49. For Registrar Only (Date Filed, Month/Day/Year) **04/26/2022**

Exhibit "A"

STATE OF INDIANA
COUNTY OF LAKE

IN THE LAKE SUPERIOR COURT
ROOM THREE
SITTING AT GARY, INDIANA

45 D03 9001 DR 43

IN RE THE MARRIAGE OF:
JOHN M. SMEDEROVAC,
Petitioner,
-and-
GLORIA A. SMEDEROVAC,
Respondent.

FILED IN OPEN COURT

APR 20 1994

CLERK LAKE SUPERIOR COURT

FINAL STIPULATED AGREEMENT

Parties present their final agreement for the Court's consideration in the following words and figures, to-wit:

- Parties acknowledge that there is one minor child of the marriage, KATHLEEN MARIE SMEDEROVAC, born 5/11/79, and that the Wife is not now carrying child. Parties agree that custody of the minor child shall be granted to the Wife, subject to reasonable visitation granted to the Husband, upon a 24 hr. notice.
- Parties agree that Husband shall pay Wife \$106.99 per week towards the support of the minor child, payable through the wife's wage deduction and through the office of the clerk of the Court. Parties further agree that Husband shall be responsible for health care costs of the minor child that are not covered by applicable health care insurance(s).
- Parties acknowledge that Husband owns a vested pension through his employment at United States Steel, and Parties agree that 25% of the monthly benefits of same will be paid to Wife and that the other 75% of the monthly benefits of same will be paid to Husband, commencing with the first benefit check, and continuing throughout the duration of payments available through said pension.
- Parties agree that Husband shall quit-claim his interest in the realty located at 17590 Merlin Drive, Lowell, IN 46350. Parties further agree that Wife shall be responsible for the payment of the mortgage debt to Lake Mortgage Corporation, commencing with the ~~JUNE~~^{JULY} 1990 payment, and Wife shall save harmless Husband regarding payment of said debt.

Exhibit "B"

5. Parties agree that Husband shall pay the premiums for Wife's Blue Cross Blue Shield (Continuation) Health Care Insurance for the months of May and June, 1990.

6. Parties are in respective possession of those items of personal property that they wish distributed to them.

Parties acknowledge that Wife has received Husband's April, 1990 profit sharing check, and that same is to be construed as Wife's property.

The 1979 Bronco Automobile is distributed to Husband by agreement. The 1983 LeBaron Automobile is to be distributed to Wife by agreement.

WHEREFORE: Parties pray that the Court accept their agreement and for all other just and proper relief in the premises.

John M. Smederovac
JOHN M. SMEDEROVAC
Petitioner

Gloria A. Smederovac
GLORIA A. SMEDEROVAC
Respondent

ACCEPTED AND SO ORDERED THIS 20 DAY OF April, 1990

[Signature]
JUDGE

WILLIAM DROEDA
Attorney at Law
100 Broadway
New York, NY 10006
New York State Bar's Council
100-929

FILED IN OPEN COURT

APR 20 1990

PLATE LANE
CLEAN LANE SUPERMARKET

County Recorder

NOT AN OFFICIAL DOCUMENT

SHARON PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-001754

1:40 PM 2023 Jan 17

Mail Tax Bills To: 17590 Merlin Dr., Lowell, IN 46356

QUIT-CLAIM DEED

Parcel No.: 45-19-24-176-015.000-008

This indenture witnesseth that JOHN M. SMEDEROVAC, ^{* aka John Smederovac} of LAKE County in the State of Indiana, **Releases and Quit-Claims** to KATHLEEN SMEDEROVAC, of LAKE County in the State of Indiana for and in consideration of One Dollar (\$1.00) & other good & valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in LAKE County in the State of Indiana, to wit: *** (as to his 50% share AS TENANT in Common)**

Lot 87 in Castlebrook Unit 1, as per plat thereof, recorded in Plat Book 46, page 128, in the Office of the Recorder of Lake County, Indiana, more commonly known as 17590 Merlin Dr., Lowell, IN 46356.

Dated this 1st day of December, 2022.

John M. Smederovac
JOHN M. SMEDEROVAC ^{aka John Smederovac}

STATE OF INDIANA)
COUNTY OF Lake)

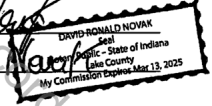
SS:

Before me, the undersigned a Notary Public in and for said County and State, this 1st day of December, 2022 personally appeared JOHN M. SMEDEROVAC, who produced valid state identification and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. ^{aka John Smederovac}

My Commission Expires: 3-13-2025

NOTARY SIGNATURE

PRINTED NAME



Resident of Lake County

GRANTEE'S NAME: Kathleen Smederovac
GRANTEE'S ADDRESS: 17590 Merlin Dr., Lowell, IN 46356

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. Joseph S. Irak

NO LEGAL OPINION HAS BEEN RENDERED BY PREPARATION OF THIS DEED

This instrument prepared by Attorney Joseph S. Irak, IN Atty. #4851, 9219 Broadway, Merrillville, IN 46410 (219) 769-4552

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Mail to: 17590 Merlin Dr., Lowell, IN 46356

FEB 02 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JAN 17 2023
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Exhibit
"C"



RE-RECORDING AFTER COLLECTION OF OWNERSHIP

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