

# NOT AN OFFICIAL DOCUMENT

FILED

Mar 13 2023 GM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-507351  
03/13/2023 03:09 PM  
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     )

## Disclaimer of Interest in Real Estate and Affidavit

Comes now Jean Sheaffer, and being duly sworn upon her oath, states that she makes the following statements based on her own personal knowledge:

and pursuant to Indiana Code 32-17.5-3-1, hereby DISCLAIMS any interest she may have in the following described real estate to wit;

**Lot 2 of Dutch Acres to Lake County, Indiana, as shown in Plat Book 74, page 54 in the Office of the Recorder of Lake County, Indiana.**

**EXCEPTING THEREFROM a part of Lot 2 described as follows: Beginning at the Northwest corner of said lot; thence South 89 degrees 55 minutes 23 seconds East 127.00 feet along the South Boundary of 45th Avenue, which line is parallel with the North line of the Northwest Quarter of Section 31, Township 36 North, Range 8 West to the Northeast corner of said lot and the Northeast corner of the grantors' land; thence South 0 degrees 03 minutes 49 seconds East 15.00 feet along the East line of said lot and the East line of the grantors' land, which line is parallel with the West line of said quarter section to the point designated "4080" on said plat; thence North 89 degrees 55 minutes 23 seconds West 127.00 feet parallel with said North line to the West line of said lot and the West line of the grantors' land; thence North 0 degrees 03 minutes 49 seconds West 15.00 feet along said West line to the South boundary of said 45th Avenue and the point of beginning and containing 1905 square feet more or less.**

Commonly known as 4505 West 45th Street, Gary, IN 46408

by virtue of the death of her mother, Ada Jean Harper, on December 1, 2022, subsequent to the recording of a Transfer on Death Deed, dated July 5, 2022, recorded August 8, 2022, as Document No. 2022-021370 in the office of the Recorder of Lake County, Indiana.

Pursuant to Indiana Code 32-17-14-22(b) (3), the one fourth interest of Jean Sheaffer passes to her children, Christina Beth Sheaffer and Rachael Ann Sheaffer, giving them a one eighth interest each as tenants in common.

This disclaimer and affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake County Auditor to transfer a one fourth share of the real property described above to Christina Beth Sheaffer and Rachael Ann Sheaffer, each as to a one eighth interest therein, on the Lake County Auditor's real property transfer records.

IN WITNESS WHEREOF, the Affiant has affixed her hand and seal this 6 day of March, 2023.

  
\_\_\_\_\_  
Jean Sheaffer, Affiant

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )  
 )SS:  
COUNTY OF LAKE )

Subscribed and sworn before me, a Notary Public in and for said County and State, personally appeared Jean Sheaffer, who acknowledged the execution of the foregoing Disclaimer of Interest in Real Estate and Affidavit.

WITNESS my hand and Notarial Seal this 6 day of March, 2023.

My Commission expires:

9-14-2030



  
Notary Public

Resident of LAKE County

MATTHEW C SCHELKENS  
Printed Name

**MAIL TAX BILLS TO: Tammy Hopson, 6116 W. 29<sup>th</sup> Place, Gary, IN 46406**

**TAX KEY NO(S): 45-08-31-101-002,000-001**

**GRANTEE(S) ADDRESS: 322 Little John Dr., Schererville, IN 46375**

THIS INSTRUMENT PREPARED BY: DOUGLAS R. KVACHKOFF, #5575-56 Attorney at Law 325 N. Main Street, Crown Point, IN 46307 (219) 662-2977. File No: **IN-23-67200-02**

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: mcj kdt

Property of Lake County Recorder