

NOT AN OFFICIAL DOCUMENT

2023-509885
04/05/2023 11:06 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Apr 05 2023 SLG
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

DEVOLUTION AFFIDAVIT

Comes now Nancy Rodriguez, being duly sworn, and states as follows:

1. Nancy Rodriguez is owner of an undivided 1/5 interest as Tenant in Common in the following real estate located in Lake County, Indiana, legally described as follows:

LOT 1, NORWOOD ESTATES ADDITION TO THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK 50 PAGE 34, IN LAKE COUNTY, INDIANA.

**Parcel Number: 45-07-23-452-015,000-006
Commonly known as: 1808 Norwood Dr., Griffith, IN 46319**

2. Above premises was formerly owned by, and titled in the name of, Reyna Rodriguez. Reyna Rodriguez died July 7, 2021, intestate.
3. Per Indiana intestacy law, specifically Indiana Code §29-1-2-1, this property now passes to affiant Nancy Rodriguez, residing at 1808 Norwood Dr., Griffith, IN 46319, as her adult daughter, Felix Rodriguez Jr., residing at 4730 Arbor Drive, Apt. 212, Rolling Meadow, IL 60008, as her adult son, Dolores Melendez, residing at 2713 W. Carmen Ave., Unit BF (basement apt), Chicago, IL 60625, as her adult daughter, and Alexandra Linda Hernandez, residing at 520 Ave H, Griffith, IN 46319, as her adult daughter, all in equal undivided 1/5 shares as Tenants in Common, Ne'paul Reyes, residing at 3336 West Montrose Ave., Chicago, IL 60618, as her adult grandchild, and Veneza Juarez, residing at 131 Walker Place, Mundelein, IL 60060, as her adult grandchild, in equal undivided 1/10 shares as Tenants in Common. Per I.C. 29-1-2-1(d)(1), the issue of the intestate, here being the same degree of kinship to the intestate, shall receive equal, undivided shares of the decedent's property, and the issue of the deceased child shall take that child's share.
4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction for the decedent.
5. Pursuant to Indiana Code §29-1-7-23, when a person dies, his or her real property passes to the persons to whom it is devised by Last Will and Testament or, in the absence of such disposition, to the persons who succeed to the person's estate as the person's heirs.
6. The estate of Reyna Rodriguez, is not subject to Federal Estate Tax or Indiana Inheritance Tax.
7. Five (5) months from the date of the decedent's death have passed. Seven (7) months from the date of decedent's death have passed. Pursuant to I.C. 29-1-7-15.1(b), in conjunction with I.C. 29-1-10-21, no real estate of the decedent can be sold to pay debts of expenses of administration on or after this date. No probate court has issued findings or an accompanying order preventing the limitations of IC 29-1-7-15.1(b) from applying to the decedent's real property. The decedent had no known creditors.
8. At present, more than 45 days have passed from the date of death of the decedent.
9. The most recent document conveying this property is a Warranty Deed, recorded on 5/23/2006, document number 2006-043774.
10. Affiant has notified each person entitled to a share of the decedent's property of her intention to record this affidavit pursuant to Indiana Code.
11. There is one heir to this real estate who did not survive the decedent. The Affiant herein is one of five children of the decedent and an heir to this property.

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12. The statements made in this Affidavit are true and complete and are made for the purpose of establishing the ownership of the real estate described above as Tenants in Common, to obviate any problem concerning Federal Estate Tax, and to induce the Auditor of Lake County, Indiana, to transfer ownership of the real estate described above to Nancy Rodriguez, Felix Rodriguez Jr., Dolores Melendez, Alexandra Linda Hernandez, NePaul Reyes, and Veneza Juarez, as the true and lawful heirs of the decedent.
13. This Affidavit is made and is effective to transfer title to this real estate pursuant to I.C. 29-1-7-23.

Further affiant sayeth not.

Affirmed under the penalties of perjury that the forgoing representations are true.

Signature: Nancy Rodriguez Dated: 3/23/2023
Nancy Rodriguez

Address: 1808 Norwood Drive, Griffith, IN 46319

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Nancy Rodriguez, who acknowledged execution of the Affidavit and who, being duly sworn, stated the representations contained therein to be true.

WITNESS my hand and Notarial Seal this 23rd day of March, 2023.

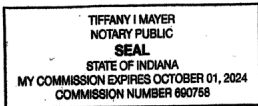
My Commission Expires: October 1, 2024
Resident of Lake County

Tiffany J. Mayer
Signature, Notary Public

My Commission Number: 690758

Tiffany J. Mayer
Printed, Notary Public

SEAL



I affirm under the penalties of perjury, that I have taken reasonable care and steps to redact each social security number in the document, including attachments, unless required by law.

Kimberly A. Mouratides
Kimberly A. Mouratides

Please send tax bills to the property Address: 1808 Norwood Drive, Griffith, IN 46319

This instrument prepared by: Kimberly A. Mouratides, 120 W. Clark Street, Crown Point, IN, 46307, Attorney at Law Attorney No.: 30778-45; Phone: (219) 865-8376; FAX: (219) 865-4054, at the request and direction of the Affiant and is based solely on information supplied by such party without examination, or title search, for accuracy. Preparer assumes no liability for errors, inaccuracy, or omissions in this instrument, as recorded.