

# NOT AN OFFICIAL DOCUMENT

**FILED**  
Apr 05 2023 GM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-509978  
04/05/2023 03:37 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 7

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## Devolution Affidavit

The undersigned, Leo Gross, Jr., located at 11604 Century Drive, Oklahoma City, Oklahoma 73162, Aunnette Gross located at 100 Little Field Drive, Kenton, MS 39046 and Anthony Carl Gross, located at 2700 Sandalwood Drive S. Tallahassee, FL 32305 (jointly and severally, the "Affiant(s)"), being duly sworn on oath states that:

1. They are the only surviving heirs at law of Easter B. Gross (the "Decedent"), who died on June 11, 2022, while domiciled in Lake, County, Indiana.
2. Easter B. Gross has no surviving spouse
3. Leo Gross, Jr. is the Son of the Decedent,
4. Aunnette Gross is the Daughter of the Decedent.
5. Anthony Carl Gross is the Son of the Decedent.
6. The Decedent acquired an interest in the real estate located in Lake County, Indiana, and legally described as:

East 8 feet of Lot 11 and West 24 feet of Lot 12 in Block 8 of the Oakland Addition to the City of Hammond, Indiana.

(For Reference Only)

Property Address: 932 Drackert Street, Hammond, Indiana

Tax Parcel ID No.: 45-07-06-108-012.000-023

("Real Estate") by Deed dated April 2, 2005 and recorded on April 19, 2005 as Instrument Number 2005-031014, in the office of the Recorder of Lake County, Indiana.

7. The Decedent also acquired interest in real estate located in Lake County, Indiana and legally described as:

Lot 24 in Millennium Addition to the City of Hammond, as per plat thereof recorded in Plat Book 84, page 79, and as amended by Certificate of Amendment recorded March 19, 1999 as Document No. 99024464, in the Office of the Recorder of Lake County, Indiana.

(For Reference Only)

Property Address: 5233 Henry Avenue, Hammond, Indiana 46320

Tax Parcel ID No.: 007-26-34-0366-0024

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("Real Estate 2") by Deed dated March 19, 2007 and recorded on March 27, 2007 as Instrument Number 2007-025025, in the office of the Recorder of Lake County, Indiana.

8. The last instrument recorded in the office of the Recorder of Lake County, Indiana, for Real Estate and Real Estate 2 was the above-referenced deed.
9. The Decedent died testate and which provides for all real property to be divided between Easter B. Gross's children, Leo Gross, Jr., Ausnette Gross, and Anthony Carl Gross. A copy of her will is attached as Exhibit "A."
10. Debra Merrit of Farmington Hills, Michigan is not a natural or adopted child of Easter B. Gross and is not listed as a beneficiary in the will of Easter B. Gross.
11. The Decedent's interests in Real Estate and Real Estate 2 devolved to the Affiant as an heir at law immediately and automatically as a matter of law under IC 29-1-7-23 upon the Decedent's death and per the terms of her Will.
12. The Decedent owed no obligations to creditors and there is no federal estate tax due and owing as a consequence of the Decedent's death.
13. As of this date:
  - 13.1. at least 7 months have elapsed since the Decedent's death;
  - 13.2. 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 IC 29-1-7-15.1(d);
  - 13.3. a probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;
14. The purpose of this Affidavit is to induce any title company to provide title insurance and close any transaction concerning the Real Estate and Real Estate 2 and for the County Auditor 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 IC 29-1-7-23(c), and to direct the County Recorder, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.
15. Affiants will indemnify and hold harmless the title company from and against all damages, claims and liability arising from any unidentified heir-at-law, devisee, or other beneficiary of the Decedent's estate, previously known or unknown, in connection to this conveyance and the underlying transaction. If the title company becomes a party to any litigation commenced by or against such a party, then Affiants will indemnify and hold the title company harmless. The indemnification provided by this paragraph will include all legal costs and attorneys' fees, including expert witness fees and other costs incurred by the title company.

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16. Each Affiant affirmed the truth of the representations in this Affidavit under penalty for perjury and authorize any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

\*\*\*REST OF THIS PAGE INTENTIONALLY LEFT BLANK\*\*\*

Property of Lake County Recorder







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EXHIBIT A

## Last Will And Testament

Name: Easter Gross Hammond, Indiana 46320 Female

MARITAL STATUS: single

Personal Representative/Executor

Name: Leo Gross Jr city/ state Okla City

I have two sons: Anthony Gross and Leo Gross Jr. I have a daughter, Aunsnetta Sims

Specific Gifts Everything I have go to my three children

Accounts

Name of Beneficiary Leo Gross Jr  
Property/Estate all three children  
Name of Beneficiary Aunsnetta Sims Anthony Gross  
Property/ Estate Leo Gross Aunsnetta Sims & Anthony Gross

Who will get this portion of your estate if the beneficiary dies before me?  
Aunsnetta Sims & Anthony Gross

SIGNED Easter B. Gross Date 5-10-22

Two witnesses will sign to affirm that I am mentally competent and am not Under duress at the time this will is being executed.

Witness Rosalyn Faulner Date 5-10-2022

Witness Lynne Johnson Date 5-10-2022

County of Lake  
State of Indiana



This was signed before me on the 10th day of May 2022.  
[Signature]  
Notary Public