

2023 517:32
06/06/2023 11:31 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 8
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Fidelity National
Title Company LLC

FILED

Jun 06 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

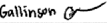
STATE OF INDIANA)
)
COUNTY OF ST. JOSEPH)

AFFIDAVIT OF TITLE

(IC 29-1-7-23)

Comes Now Frances Kolman, Jacalyn Marci Gross-Mohler, Mick Gallison and Stephen Grosz, (hereinafter "Affiants"), having been duly sworn according to law, states:

- Affiants are the heirs of Bernard Gross, ("Decedent") who acquired an interest in the title to the real estate described herein by deed dated January 9, 1964 and recorded January 16, 1964, recorded in Deed Record No. 1254, page 351, in the Office of the Recorder of Lake County, Indiana. Commonly known as 1146 N. Rush St., Gary, IN 46403 and more particularly described as:
LOT TEN (10) IN BLOCK FOUR (4) IN LAKESIDE ADDITION, BEING A RESUBDIVISION OF BLOCKS 28, 29, 30, 35, 36, 37 AND 39 IN NORCOTT'S ADDITION TO INDIANA CITY, LAKE COUNTY, STATE OF INDIANA.
LOT ELEVEN (11), BLOCK FOUR (4), LAKESIDE ADDITION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 14, PAGE 25, IN LAKE COUNTY, INDIANA.
Tax Parcel No. 45-05-33-103-015.000-004
- The Decedent died with a will on December 25, 2017, while domiciled in Los Angeles County, California and the will of the Decedent was never admitted to probate in any county in Indiana or elsewhere.
- That as a result of the will not being probated, title to the property was transferred to decedents heirs, his wife, Frances Kolman and his children, Jacalyn Marci Gross-Mohler, Mick Gallison and Stephen Grosz.
- Title to the Real Estate was immediately vested in the heirs as tenants in common immediately upon the Decedent's death.
- No letters testamentary or letters of administration have been issued to a court-appointed personal representative for the decedent, and title is now vested indefeasibly in the heirs, as follows:

NAME	RELATIONSHIP	FRACTIONAL INTEREST
Frances Kolman	Wife	1/4
Jacalyn Marci Gross-Mohler	Daughter	1/4
Mick Gallison 	Son	1/4
Stephen Grosz	Son	1/4

NOT AN OFFICIAL DOCUMENT

6. This affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake county Auditor to transfer the Real Estate into the names of Frances Kolman, Jacalyn Marci Gross-Mohler, Mick ~~Gallison~~ and Stephen Grosz.

Gallison
Y

FURTHER AFFIANTS SAYETH NOT.

Dated this 13 day of March, 20 23

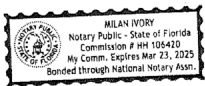
Frances Kolman
Frances Kolman

STATE OF Florida

COUNTY OF Miami-Dade

Subscribed and sworn to before me, a Notary Public in and for said county and state, by Frances Kolman, this 13 day of March, 20 23.

Milan Ivory
Notary Public
Resident of Miami-Dade County
My Commission expires: 03-23-2025



Dated this _____ day of _____, 20 _____.

Jacalyn Marci Gross-Mohler

STATE OF _____

Attached

COUNTY OF _____

Subscribed and sworn to before me, a Notary Public in and for said county and state, by Jacalyn Marci Gross-Mohler, this _____ day of _____, 20 _____.

Notary Public
Resident of _____ County
My Commission expires:

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

6. This affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake county Auditor to transfer the Real Estate into the names of Frances Kolman, Jacalyn Marci Gross-Mohler, Mick Gallison and Stephen Grosz.

FURTHER AFFIANTS SAYETH NOT.

Dated this _____ day of _____, 20____

Frances Kolman

STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me, a Notary Public in and for said county and state, by Frances Kolman, this _____ day of _____, 20____.

Notary Public
Resident of _____ County

My Commission expires: _____

Dated this 9 day of March, 2023

Jacalyn Marci Gross-Mohler

STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me, a Notary Public in and for said county and state, by Jacalyn Marci Gross-Mohler, this _____ day of _____, 20____.

Notary Public
Resident of _____ County

My Commission expires: _____

See attached

NOT AN OFFICIAL DOCUMENT

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara



Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me on

this 9th day of March, 2023, by
Date Month Year

(1) Jacalyn Marci Gross-Mohler

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

NOT AN OFFICIAL DOCUMENT

Dated this 10 day of MARCH, 2023.

Min G Johnson

Mick Gallison

MG Gallison ✓

STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me, a Notary Public in and for said county and state, by Mick Gallison, this _____ day of _____, 20_____.

Notary Public
Resident of _____ County
My Commission expires:

see attached

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 10
day of MARCH, 2023, by Mick Gallinson

AM
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal) Signature _____

of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

Dated this 11 day of April, 2023

Stephen Grosz Stephen Grosz

APOSTILLE

- 1. Country: England
- This public document
- 2. has been signed by: Stephen Grosz
- 3. acting in the capacity of Self
- 4. bears the seal/stamp of _____

CERTIFIED

- 5. at London England
- 6. the April 11, 2023
- 7. by Stephen Grosz
- 8. No _____
- 9. Seal/Stamp: _____
- 10. Signature: _____

Great Britain and Northern Ireland
London, England
Embassy of the United States of America } ss

Taylor Mauck

Subscribed and sworn before me on



11 APR 2023

Taylor Mauck
Vice Consul
United States of America
London, England
Commission Indefinite

BY: STEPHEN GROSZ

This document contains five pages,

