

NOT AN OFFICIAL DOCUMENT

FILED

Jul 19 2023 KAP
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523018
07/19/2023 02:18 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

STATE OF INDIANA)
)
COUNTY OF Lake.....)

AFFIDAVIT OF PASSAGE OF TITLE

(IC 29-1-7-23)

CHW230211

Comes Now Ebenezer Hester, Jr (hereinafter "Affiant"), having been duly sworn according to law, states:

Affiant is the son of Patricia A Hester ("Decedent") who acquired an interest in the title to the real estate described herein by Quit Claim Deed recorded June 15th, 2022 as Instrument No. 2022-019391. Commonly known as 6343 Monroe Ave., Hammond, IN 46324 and more particularly described as:

See Exhibit "A"

The Decedent died intestate on July 20th, 2017, while domiciled in Lake County. There are three heirs/sons; Ebenezer Hester, Jr, Quintin A Hester, and Louis D Willis.

Title to the Real Estate was immediately vested in the [heirs/devisees] 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/devisees], as follows:

NAME	RELATIONSHIP	FRACTIONAL INTEREST
Ebenezer Hester, Jr	Son	33.34 % of 1/2 INTEREST
Quintin A Hester	Son	23.33 % of 1/2 INTEREST
Louis D Willis	Son	33.33 % of 1/2 INTEREST

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 Ebenezer Hester, Jr, Quintin A Hester, and Louis D Willis

FURTHER AFFIANT SAYETH NOT.

Dated this 16th day of June, 2023

Ebenezer Hester, Jr
[Affiant]
Ebenezer Hester, Jr.

CHICAGO TITLE INSURANCE COMPANY

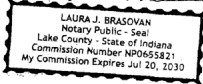
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STATE OF IN

COUNTY OF LAKE

Subscribed and sworn to before me, a Notary Public in and for said county and state, by EBENEZER WERTER JR.
this 21 day of June, 2023.

Laura J. Brasovan
Notary Public
Resident of LAKE County
My Commission expires:



I affirm, under the penalty for perjury, that I have taken reasonable care to redact each Social Security number from this document, unless required by law Laura J. Brasovan

PREPARED BY: EBENEZER WERTER JR. **Laura J. Brasovan**

Tax Mailing Address: 6343 MONROE AVE, HAMMOND, IN 46324

Grantee Address: 6343 Monroe Ave, Hammond, IN 46324

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

LEGAL DESCRIPTION

Order No.: CTNW2302711

For APN/Parcel ID(s): 45-06-01-477-012.000-023

LOTS 25 AND 26, IN BLOCK 1, IN C. C. SMITH ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6 PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder