

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
 RECORDER  
**2023-023979**  
 STATE OF INDIANA  
 LAKE COUNTY  
 RECORDED AS PRESENTED 12:51 PM 2023 Aug 10

STATE OF INDIANA )  
 ) SS: Property No. 45-11-10-426-004.000-036  
 COUNTY OF LAKE )

### DEVOLUTION AFFIDAVIT

The undersigned, NANCY HILL (the "Affiant"), being duly sworn on oath states that:

1. The Affiant is a daughter of MARION M. CRIDER (the "Decedent"), who died August 22, 2022, while domiciled in Schererville, Lake County, Indiana.

2. The Decedent acquired a One Hundred Percent (100%) interest (the "Decedent's Title Interest") in the real estate described in this Affidavit (the "Real Estate") by the Quit Claim Deed dated November 15, 2011, and recorded on November 17, 2011 as Instrument Number 2011 065682 in the office of the Recorder of Lake County, Indiana.

3. The Real Estate is located in Lake County, Indiana, and described by property tax parcel number, property location, and legal description as follows, to-wit:

**The East half of the North half of the Northeast quarter of the Southeast quarter of Section 10, Township 35 North, Range 9 West of the second principal meridian, excepting therefrom the North 205.5 feet and also excepting the South 208 feet, containing 3.766 acres or less, all in Lake County, Indiana.**

Property Tax Parcel No.: 45-11-10-426-004.000-036

Property Location: 1600 Cline Avenue, Schererville, IN 46375

**FILED**

AUG 10 2023

PEGGY HOLINGA KATONA  
 LAKE COUNTY AUDITOR

25<sup>00</sup>  
 CC  
 JP

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4. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate by order of the Lake Superior Court entered in Cause No. 45D05-2305-EM-000090 on May 4 2023, provided for the Decedent's Title Interest to be distributed to the Decedent's legatees (the "Legatees") by percentages or fractions as follows:

4.1. 50% to NANCY HILL whose address is 6500 Taft Street, Merrillville, IN 46410;

4.2. 50% to MARION HANSON whose address is 1782 Helen Lake Road, Eagle River, WI 54521;

5. The Decedent's Title Interests devolved to the Devisees immediately and automatically as a matter of law under IC 29-1-7-23 upon the Decedent's death.

6. The Decedent owed no obligations to creditors that are enforceable against the Real Estate and there is no federal estate tax due and owing as a consequence of the Decedent's death.

7. As of this date:

7.1. At least 7 months have elapsed since the Decedent's death;

7.2. 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);

7.3. 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;

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7.4. A majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and

7.5. Consequently, it is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate.

8. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana, 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 Recorder of Lake County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.

9. The Affiant affirmed the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as prima facie evidence of an effective transfer of title of record as stated in IC 29-1-7-23(e).

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I affirm under the penalties for perjury that the foregoing statements are true.

Nancy Hill  
NANCY HILL

STATE OF INDIANA ) COUNTY OF LAKE ) SS:

Before me a Notary Public in and for said County and State, personally appeared Nancy Hill who

Acknowledged the execution of the foregoing Devolution Affidavit on this day, 9<sup>th</sup> day of August, 2023.

My commission expires: August 20, 2027

Signature: Julie Shrader

Resident of Lake County

Printed: Julie Shrader Notary Public



This instrument was prepared at the request of Grantor and is based solely on information supplied by Grantor and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided. No legal opinion has been rendered during the preparation of this Deed. The Parties accept this disclaimer by Owner's execution of this document.

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 Robert F. Tweedle

This instrument prepared by:  
Robert F. Tweedle, Atty No. 20411-45  
Law Offices of Robert F. Tweedle  
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RETURN AND SEND TAX STATEMENTS TO:

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