

GINA PIMENTEL
RECORDER

2023-028350

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

11:19 AM 2023 Oct 17

GINA PIMENTEL
RECORDER

2023-028350

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

10:04 AM 2023 Oct 17

AFFIDAVIT IN AID OF TITLE

Comes now Robert Louis Williams and being first duly sworn upon his oath states:

1. That your Affiant is also known as Robert L. Williams.
2. That Affiant is the owner of a parcel of real estate commonly known as: 5506 Homerlee Avenue, East Chicago, Indiana, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Parcel No.:

3. That Pearl Williams was your Affiant's mother and she died on 28th day of January, 2021.
4. That on or about June 18, 2020, Pearl Williams executed a Quitclaim Deed to your Affiant which was recorded as Document No. 2020-037491.
5. That subsequent to that recording the parties found that said Deed was defective in that Pearl Williams was not also added as a Grantee and on July 16, 2020, the Deed was re-recorded adding Pearl Williams with your Affiant as joint tenants with rights of survivorship as Document No. 2020-045662.
6. That Danita Williams is your Affiant's daughter and she was living at the above-described property taking care of her grandmother Pearl Williams prior to her death.
7. That subsequent to Pearl's death Danita remained on the premises which needed some work to be done and your Affiant quitclaimed the property into Danita's name so that she could secure funds within which to repair said property.
8. That the parties found afterwards, again, that they had messed up the Quitclaim Deeds due to the fact that they were trying to do their own deeds and their own estate planning without the necessity of an attorney.
9. That the Quitclaim Deed recorded April 11, 2022, as Document No. 2022-012637 transferred the property to Danita Katrice Williams and your Affiant Robert Louis Williams, which is what the parties original intention had been.
10. That again the parties attempting to do this on their own and as cheaply as possible and without good advice as they did on the first deed in this series forgot to add the joint tenants with rights of survivorship for your Affiant and for Danita.
11. That due to the fact that your Affiant has other children, who all live in South Carolina, and due to the fact that since Danita took care of her grandmother and continued to live in Indiana it was your Affiant's intention that upon his death the property would vest solely in Danita and not his other children thus the necessity of joint tenancy.

Re recorded to add legal

FILED

OCT 17 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

FILED

OCT 11 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR


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12. That again due to the lack of legal knowledge the parties failed to insert the tenancy as joint tenants on the final deed that was recorded.
13. That Danita has one daughter, a minor, namely, Ary-Ana Jackson, and that your Affiant and his wife, are going to be taking said minor child back to South Carolina with your Affiant.
14. That your Affiant makes this Affidavit in aid of title to explain the error in the documents that have been recorded and that it was always the intention of the parties that upon Pearl's death the property would go solely to your Affiant and to no other heirs and that upon the death of your Affiant the property was to go solely to Danita, if she survived your Affiant and therefore the parties always intended that the vesting of title should be in Danita Katrice Williams and Robert Louis Williams, as joint tenants with rights of survivorship and that your Affiant has re-recorded the Quietclaim Deed recorded April 11, 2022 to reflect the intention of the parties thereto.

FURTHER AFFIANT SAITH NOT.

I AFFIRM UNDER THE PENALTIES FOR PERJURY that the above and foregoing representations are true and correct to the best of my knowledge and belief.



Robert Louis Williams

County Recorder

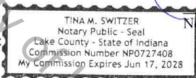
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, this 16th day of October, 2023, personally appeared Robert Louis Williams who being first duly sworn upon his oath states that the facts as set forth above are true and correct and are made and acknowledge the execution of the above Affidavit.

Witness my hand and sealed this 16th day of October, 2023.

My Commission expires:
County of residence:



Tina M Switzer
Notary Public

I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number in this document unless required by law.

/s/Richard A. Zunica

This Instrument Prepared By: Richard A. Zunica, Attorney at Law, 162 Washington Street, Lowell, IN 46356, 219-696-0100

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Lake County Recorder

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LEGAL DESCRIPTION

Lot 11, except the North 30 feet thereof and the North 30 feet of Lot 12, Block 4, Roxana Park 4th Addition to East Chicago, as shown in Plat Book 29 page 47, in the Office of the Recorder of Lake County, Indiana.

Parcel No.: 45-03-32-308-011.000-024

Property of Lake County Recorder