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GINA PIMENTEL
 RECORDER
2023-028846
 STATE OF INDIANA
 LAKE COUNTY
 RECORDED AS PRESENTED
 4:05 PM 2023 Oct 18

STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

TITLE PASSAGE AFFIDAVIT

The undersigned, LINDA L. CASTEL (the "Affiant"), being duly sworn on oath states that:

1. She is a surviving heir of Estella Galvan, who died on May 24, 2020, while domiciled in Lake, County, Indiana (the "Decedents").
2. The Raymond J. Galvan and Estella Galvan ("Decedents") acquired a Fee Simple interest in the real estate described in this Affidavit (the "Real Estate") by the Warranty Deed dated June 14, 1978, and recorded on July 3, 1973, in the office of the Recorder, of Lake County, Indiana.
3. The last instrument recorded in the office of the Recorder of Lake County, Indiana, was the Warranty Deed dated June 14, 1974, and recorded on July 3, 1974 (the "Latest Recorded Instrument").
4. The marital relationship which existed between Raymond J. Galvan and Estella Galvan, continued unbroken from the time they so acquired title to said real estate until Raymond J. Galvan's death on August 13, 2016, at which time Estella Galvan acquired the real estate as surviving tenant by the entireties.
5. The Real Estate is located in Lake County, Indiana, and described by property tax parcel number and legal description as follows, to-wit:

 Lot 26 and the North Half of Lot 27, Block 20, Calumet Addition to East Chicago, as shown in Plat Book 8, page 32, in Lake County, Indiana.

 PARCEL # 45-03-28-481-024.000-024
 Property Address: 4853 Carey St., East Chicago, IN 46312.
6. The Estella Galvan died intestate, May 24, 2020, leaving as Estella Galvan's heirs-at-law the following persons by fractions:

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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- 6.1. 1/7 to Linda L. Castel, the Decedent's daughter, whose address is 4853 Carey St., East Chicago, IN 46312.
- 6.2. 1/7 to Sonia C. Arevalo, the Decedent's daughter, whose address is 6700 Cantata, NW Unit 2505, Albuquerque, NM 87114.
- 6.3. 1/7 to Raymond V Galvan, the Decedent's son, whose address is 4853 Carey St., East Chicago, IN 46312.
- 6.4. 1/7 to Sandra M Escamilla, the Decedent's daughter, whose address is 4024 Deal St., East Chicago, IN 46312.
- 6.5. 1/7 to Cynthia Melton, the Decedent's daughter, whose address is 345 S. Power Rd., Mesa, AZ 85206.
- 6.6. 1/14 to Melanie Galvan, the Decedent's granddaughter, whose address is 311 Barclay Dr., Glendale Heights, IL 60139.
- 6.7. 1/14 to Amber Galvan, the Decedent's granddaughter, whose address is 311 N. Vineyard Dr., LaPorte, IN 46350.
- 6.8. 1/21 to Bernadette Galvan, the Decedent's granddaughter, whose address is unknown.
- 6.9. 1/21 to Amanda Galvan, the Decedent's granddaughter, whose address is unknown.
- 6.10. 1/21 to Prisilla Galvan, the Decedent's granddaughter, whose address is unknown.
7. Estella Galvan's Title Interests devolved to the Heirs at Law immediately and automatically as a matter of law under IC 29-1-7-23 upon the Decedent's death.
8. The Estella Galvan owed no obligations to creditors and there is no federal estate tax due and owing as a consequence of the Decedent's death.

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9. As of this date:
 - 9.1. at least 7 months have elapsed since the Decedent's death;
 - 9.2. 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);
 - 9.3. 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;
 - 9.4. 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
 - 9.5. 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.
10. 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.
11. 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 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).

