

FILED

BY: JAS
PG #: 3
RECORDED AS PRESENTED

Oct 18 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail Tax Bills To:
Retha Elston
212 14th Avenue
Sterling, IL 61081

Return To: James W. Martin
8585 Broadway, Suite 660
Merrillville, IN 46410

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY

Retha Elston, 212 14th Avenue, Sterling, IL 61081, being first duly sworn upon his/her oath, deposes and says:

1. Troy E. Hensel died intestate April 11, 2023, while domiciled in Lake County, Indiana.
2. She is a/the surviving adult sister of Troy E. Hensel.
3. At the time of his/her death, Troy E. Hensel was the owner the following described real estate in Lake County, Indiana:

Lot 37 in Block 5 in Eastgate Subdivision in the City of Hammond, as per plat thereof, recorded in Plat Book 30, page 16, in the Office of the Recorder of Lake County, Indiana.

Common Address: 3523 164th Street, Hammond, IN 46323

Parcel ID No.: 45-07-03-381-022.000-023

Such real estate shall be referred to in this Affidavit as the "Real Estate".

4. Troy E. Hensel acquired ownership of the Real Estate pursuant to a Warranty Deed from Nancy J. Wilson and Linda L. Gifford to Troy E. Hensel dated July 2, 2014 and recorded August 8, 2014 as Document No. 2014 047606 in the Office of the Recorder of Lake County, Indiana.
5. No application or petition for the appointment of a personal representative for Troy E. Hensel's estate is pending or has been granted in any Indiana jurisdiction.
6. To the best of the affiant's knowledge, Troy E. Hensel left surviving him the following heirs at law pursuant to IC 29-1-2-1:

Janice Hensel – mother
Retha Elston – sister

23-24645

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7. Troy E. Hensel was unmarried and left no child, or descendants of any pre-deceased child surviving him, and all survivors are competent adults.

8. Pursuant to Indiana Code 29-1-7-23, when Troy E. Hensel died, the Real Estate passed to the persons to his heirs at law, subject to the power of a personal representative to divest ownership under the requirements of IC 29-1-7-15.1.

9. Ownership of the Real Estate is now vested indefeasibly Troy E. Hensel's heirs at law as follows:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>	<u>SHARE</u>
Janice Hensel	Mother	7820 Orion Street, Loves Park, IL 61111	50%
Retha Elston	Sister	212 14 th Avenue, Sterling, IL 61081	50%


10. The shares determined above were calculated under IC 29-1-2-1 by dividing one hundred percent (100%) by the number of heirs at law.

11. The estate of Troy E. Hensel was not subject to federal estate tax.

12. To the best of the affiants' knowledge, the statements made in this Affidavit are true and complete and are made for the purpose of establishing the ownership of the Real Estate, to obviate any problem concerning Federal Estate Tax, and to induce the Auditor of Lake County, Indiana, to transfer ownership of the Real Estate to **Janice Hensel and Retha Elston, as tenants in common.**

This affiant says nothing further.

In Witness Whereof, **Retha Elston** has executed this Affidavit this 18 day of October, 2023.



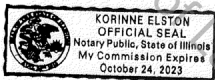
Retha Elston

NOT AN OFFICIAL DOCUMENT

STATE OF ILLINOIS)
)
COUNTY OF WHITESIDE)

Before me, the undersigned, a Notary Public in and for said County and State, this 18 day of October, 2023, personally appeared **Retha Elston**, and acknowledged her execution of the foregoing Affidavit as his/her voluntary act and deed.

Notarial Seal:



Korinne Elston
Notary Public
Resident of Whiteside County, Illinois

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.

Annette Martinez

This Instrument Prepared By: James W. Martin, Attorney at Law, 8585 Broadway, Suite 660, Merrillville, Indiana 46410, (219) 769-3760, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.