

NOV 29 2023

GINA MUMENTE
RECORDER

2023-032047

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

8:16 AM 2023 Nov 29

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

2
Please send all tax bills to:
Johnny B. Borom
2950 Kirkbridge Way, Apt. 103
Indianapolis, IN 46222

PARCEL NO. 45-08-08-483-020-000-004

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

CORRECTED TITLE PASSAGE AFFIDAVIT

The Affiant, Johnny B. Borom, being first duly sworn upon an oath deposes and says as follows:

The Affiant is a surviving spouse of Margarett E. Blanchard, deceased.

Armstead Blanchard and Willie R. Blanchard, husband and wife, acquired title to the following described real property situated in Lake County, Indiana, to-wit:

Single Family Home Located at 1634 West 21st Avenue, Gary, Indiana 46404
Legally described as:
LOTS 15 AND 16 IN LIPPMAN'S ADDITION TO GARY, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 22, PAGE 32, IN THE OFFICE OF THE RECORDER OF
LAKE COUNTY, INDIANA.

(referred to hereinafter, the "Real Property," but the tax parcel number and property address are provided for informational purposes only and are not part of the description of the Real Property) by a Warranty Deed from Means Developers, Inc., an Indiana Corporation, dated July 31, 1964 and recorded December 8, 1964 as Document Number 596728.

Willie R. Blanchard passed away on April 27, 2001.

At the time of her death, Willie R. Blanchard owned the Real Property, together with her surviving spouse, Armstead Blanchard, as husband and wife pursuant to the Warranty Deed. Therefore, Armstead Blanchard, Willie R. Blanchard's surviving spouse, was entitled to delivery of the above-enumerated real property by operation of law at her death.

Armstead Blanchard thereafter executed a Quitclaim Deed for the Real Property dated August 9, 2006 and recorded October 6, 2006 as Document Number 2006 094011, transferring title to the Real Property to Margarett E. Blanchard and Shirley B. Dillon, as tenants in common.

Margarett E. Blanchard passed away on May 8, 2021.

Margarett E. Blanchard died intestate and left as her only heir her surviving spouse, Johnny B. Borom. Additionally, a petition for appointment of administrator was filed after Margarett E. Blanchard's death. Johnny B. Borom was appointed administrator of her estate on February 16, 2023

25-1057

NOT AN OFFICIAL DOCUMENT

and the Clerk issued letters of administration to him on February 17, 2023, all in the Lake County Superior Court pursuant to Cause Number 45D02-2302-ES-000031.

Shirley B. Dillon executed and filed an incorrect Devolution Affidavit dated February 7, 2023 and recorded June 9, 2023 which misrepresented that she was Margarette E. Blanchard's 100% heir, when she is not an heir at all or in any portion. Additionally, at the time of recording this incorrect Devolution Affidavit, Margarette E. Blanchard's estate pursuant to 45D02-2302-ES-000031 had already been opened, an administrator appointed, and letters of administration issued. This Devolution Affidavit is and should have been ineffective to transfer title to Shirley B. Dillon.

Title to the Real Property is still vested in Margarette E. Blanchard and Shirley B. Dillon, as tenants in common.

This affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake County Auditor and Recorder to correct title and transfer the Real Property back to the names of Margarette E. Blanchard and Shirley B. Dillon, as tenants in common in the Lake County Auditor and Recorder's real property transfer records.

IN WITNESS WHEREOF, the Affiant has affixed his hand and seal this 22nd day of

November, 2023

Johnny B. Borom
Johnny B. Borom

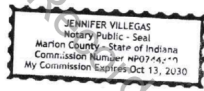
STATE OF Indiana) SS:
COUNTY OF Marion)

Johnny B. Borom

Before me, a Notary Public in and for said County and State, this 22nd day of November 2023, personally appeared Johnny B. Borom, who swore to the truth of the representations contained herein and acknowledged the execution of the above and foregoing Title Passage Affidavit to be his free and voluntary act and deed.

Dated this 22nd day of November, 2023.

Notary Signature: *Jennifer Villegas*
County of Residence: Marion
My commission expires: Oct 13, 2030



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.

This instrument prepared by:
Sophia J. Arshad, Esq.
Arshad, Pangere, and Warring LLP
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Merrillville, IN, 46410
(219) 736-6500