

2023-5398-0  
11/06/2023 09:21 AM  
TOTAL FEE: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**FILED**

Dec 05 2023 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

STATE OF INDIANA )  
)  
COUNTY OF LAKE )

**PROPER TITLE, LLC**

*INAPTS-96273W*  
*1023*

**AFFIDAVIT OF PASSAGE OF TITLE**  
(IC 29-1-7-23)

Comes Now Sandra Van Drunen (hereinafter "Affiant"), having been duly sworn according to law, states:

- Affiant is the daughter of Mildred A. Nuccio ("Decedent") who acquired an interest in the title to the real estate described herein by Warranty Deed recorded 03/20/1969 as document number 9810.
- Commonly known as 15407 W. 145<sup>th</sup> Avenue, Cedar Lake, IN 46303 and more particularly described as:  
See Exhibit "A"
- Joseph Nuccio died on 11/19/1981, leaving Decedent as his/her surviving spouse. Decedent and Mildred A. Nuccio were never at any time divorced subsequent to their acquisition of the Real Estate as tenants by the entirety; and consequently by operation of law, title to the Real Estate was immediately vested in Decedent upon Joseph Nuccio death.
- The Decedent died intestate on 03/23/2022, while domiciled in Lake County, Indiana.
- There are 4 heirs/devisees of the decedent. Catherine Hayes (daughter), Joseph Nuccio (son), Phillip Nuccio (son) and Sandra Van Drunen (daughter).
- Title to the Real Estate was immediately vested in the [heirs/devisee] as tenants in common immediately upon the Decedent's death.
- No letters testamentary or letters of administration have been issued to a court-appointed personal representative for the decedent, and title is now vested indefeasibly in the [heirs/devisee], as follows:

NAME	RELATIONSHIP	FRACTIONAL INTEREST
Catherine Hayes	Daughter	25
Joseph Nuccio	Son	25
Phillip Nuccio	Son	25
Sandra Van Drunen	Daughter	25

- This affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake County Auditor to transfer the Real Estate into the names of Catherine Hayes, Joseph Nuccio, Phillip Nuccio and Sandra Van Drunen.

(see attached signature page)

# NOT AN OFFICIAL DOCUMENT

FURTHER AFFIANT SAYETH NOT.

Dated this 29 day of November, 2023.

  
Sandra Van Druhen

STATE OF INDIANA

COUNTY OF LAKE

Subscribed and sworn to before me, a Notary Public in and for said county and state, this 29 day of November, 2023, personally appeared Sandra Van Druhen, and acknowledged the execution of the foregoing instrument.

Notary Public \_\_\_\_\_  
Resident of Lake County  
My Commission expires: \_\_\_\_\_

NOTARY PUBLIC - STATE OF INDIANA SEAL KAREN CRAIG COMMISSION NUMBER 659346 MY COMMISSION EXPIRES NOVEMBER 04, 2030
--

I affirm, under the penalty for perjury, that I have taken reasonable care to redact each Social Security number from this document, unless required by law Kathy Kwak

PREPARED BY: Kathy J. Kwak, on behalf of Proper Title LLC

Tax Mailing Address: \_\_\_\_\_

Grantee Address: \_\_\_\_\_

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, COMMENCING AT A POINT 38 RODS 3 1/2 FEET WEST AND 17 RODS 3 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 40 RODS THENCE WEST 24 RODS 6 1/2 FEET; THENCE NORTH 57 RODS 3 1/2 FEET TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG SAID NORTH LINE 8 RODS 6 1/2 FEET; THENCE SOUTH 17 RODS 3 1/2 FEET; THENCE EAST 16 RODS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, COMMENCING AT A POINT 38 RODS 3 1/2 FEET WEST AND 17 RODS 3 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 40 RODS; THENCE WEST 16 RODS; THENCE NORTH 57 RODS 3 1/2 FEET TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG SAID NORTH LINE 5 RODS; THENCE SOUTH 17 RODS 3 1/2 FEET; THENCE EAST 11 RODS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PIN: 45-14-36-300-002.000-013