

2022-5398-1
1/06/2023 09:53 AM
TAX & FEE: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
CLERK OF SUPERIOR COURT
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Dec 05 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

AFFIDAVIT OF BENEFICIARY ON TRANSFER ON DEATH DEED

Affiant, JUANA A. CRUZ, after being first duly sworn upon her oath, deposes and says:

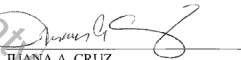
1. That MARTHA RODRIGUEZ died a resident of Lake County, Indiana, on November 21, 2023.
2. That MARTHA RODRIGUEZ executed and recorded on December 19, 2022, a *Transfer on Death Deed* with the Lake County Recorder's Office as document 2022-042644 for the property legally described as follows:

LOT TWENTY-TWO (22), 30-206-22, BLOCK SIXTY-ONE (61), INDIANA HARBOR IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 5, PAGE 9, IN LAKE COUNTY, INDIANA.
Commonly known as: 3514 Fir Street, East Chicago, IN 46312
Parcel Number: 45-03-22-157-020.000-024

3. That JUANA A. CRUZ is the designated beneficiary in the *Transfer on Death Deed*, that she survived MARTHA RODRIGUEZ, and that all tax bills should be sent to 3514 Fir Street, East Chicago, IN 46312.
4. That there are no designated beneficiaries that did not survive MARTHA RODRIGUEZ.
5. That Affiant makes this Affidavit to induce the proper governmental authorities of Lake County, Indiana, to remove MARTHA RODRIGUEZ from the chain of title to the Real Estate and place JUANA A. CRUZ, Individually, as the fee simple owner of the property pursuant to I.C. §32-17-14-26(b)(20).

Further Your Affiant Sayeth Not.

Dated this 4 day of December, 2023.


JUANA A. CRUZ

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 4 day of December, 2023, personally appeared JUANA A. CRUZ, and acknowledged the execution of the foregoing Affidavit. In Witness Whereof, I have hereunto subscribed my name and affixed my Official Seal.


Notary Public

*I, David M. Austgen, affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by David M. Austgen, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.
Grantee's Address and Mail Tax Bills To: 3514 Fir St., East Chicago, IN 46312*

