

2024-504578
01/17 2023 10:02 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

NOT ONE AND THE SAME PERSON AFFIDAVIT OF IDENTITY

State of Indiana
County of Howard

Comes now, David A. Cox, as Personal Representative of The Estate of James D. Wilkerson being first duly sworn upon oath, this December 20, 2023, who deposes and says:

That I (We) am (are) the owner(s) of the following described real estate in Lake County, Indiana:

THE SOUTH 40 FEET OF LOT 15 IN BLOCK 5 IN FORSYTH'S SHEFFIELD SUBDIVISION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

That a commitment for Title Insurance on the above described real estate has been issued by IN Title Company under File Number 20232099 showing the following items as objections to the title to said real estate.

Judgment in action set forth below:

County: Lake
Court: Superior
Cause No.: 45D09-1711-SC-002865
Date entered: March 23, 2018
Against: James Wilkerson
In Favor of: Don Carpenter
Amount: \$3,196.52

That the objection(s) listed above is (are) in fact not referring to or pertaining to James D. Wilkerson, who was the owner of the above described real estate because he died on October 27th, 2019 and the judgement defendant James Wilkerson appeared in person before the Court on October 13th, 2020 at a hearing in said Cause No. 45D09-1711-SC-002865.

That this affidavit is made for the purpose of inducing IN Title Company to issue its title insurance policy without mention of the foregoing objection(s).

That the affiant(s) expressly hold IN Title Company and Fidelity National Title Insurance Company harmless from any loss, damage, judgment, fees or costs arising out of or as a result of any of the allegations, statements or declarations contained herein.

FURTHER AFFIANT(S) SAYETH NOT.

THE ESTATE OF JAMES D. WILKERSON

By David A. Cox Personal Representative
David A. Cox, Personal Representative

NOT AN OFFICIAL DOCUMENT

State of Indiana
County of Howard

Before me, a Notary Public in and for the said County and State, personally appeared David A. Cox, as Personal Representative of The Estate of James D. Wilkerson, who acknowledged the execution of the foregoing Not One And The Same Person Affidavit of Identity, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS MY HAND and Notarial Seal this 28th day of December, 2023.

My Commission Expires: March 17, 2025



WENDI HILL
COMMISSION NUMBER 000031
MY COMMISSION EXPIRES
MARCH 17, 2025

Wendi Hill
Notary Public
Resident of Howard County

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. James W. Trulock, Attorney at Law

THIS INSTRUMENT PREPARED BY: James W. Trulock, Attorney at Law

Notary of Lake County Recorder