

FILED

GINA PIMENTEL
RECORDER

2024-002643

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

9:04 AM 2024 Jan 26

JAN 26 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DEVOLUTION AFFIDAVIT

I.C. §29-1-7-23(b)

On this 15th day of December, 2023, before me personally appeared Frank Bardoczi Jr. a/k/a Francis Bardoczi, Jr., the son of Frank L. Bardoczi a/k/a Francis Leo Bardoczi Sr, a/k/a Frank Bardoczi, Sr., deceased. Frank Bardoczi Jr. being personally known to me and who being duly sworn upon his oath, did say as follows:

1. Affiant resides at the address given below Affiant's signature.
2. Affiant is the surviving son of Frank L. Bardoczi a/k/a Francis Leo Bardoczi Sr. a/k/a Frank Bardoczi, Sr.
3. Frank L. Bardoczi a/k/a Francis Leo Bardoczi Sr. a/k/a Frank Bardoczi Sr. died testate on January 3, 2023.
4. Frank L. Bardoczi a/k/a Francis Leo Bardoczi Sr. a/k/a Frank Bardoczi Sr.'s Last Will and Testament was spread of record and admitted to probate on July 19, 2023 in Lake County, Indiana under Cause No. 45C01-2307-EM-154.
5. The sole beneficiaries named in Frank L. Bardoczi a/k/a Francis Leo Bardoczi Sr. a/k/a Frank Bardoczi Sr.'s Last Will and Testament are Frank Bardoczi, Jr. a/k/a Francis Leo Bardoczi, Jr. and Susan M. Bardoczi.
6. On July 19, 2023, Susan M Bardoczi filed a valid Disclaimer of all interest in The Estate of Frank L. Bartoczi a/k/a Francis Leo Bardoczi, Sr. a/k/a Frank Bardoczi, Sr., in Cause No. 45C01-2307-EM-154. disclaiming all interest in the estate pursuant to I.C. §32-17.5-3-5.
7. Frank L. Bardoczi a/k/a Francis Leo Bardoczi, Sr. a/k/a Frank L. Bardoczi Sr. died owning real property in Lake County, Indiana commonly known as 7016 California Avenue, Hammond, Indiana 46323.
8. The legal description of the real property is:

COMMENCING AT A POINT 523.01 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN THE CITY OF HAMMOND, IN LAKE COUNTY, INDIANA, THENCE WEST 166.595 FEET; THENCE SOUTH 65.37 FEET; THENCE EAST 166.595 FEET; THENCE NORTH 65.37 FEET TO THE POINT OF BEGINNING. SUBJECT TO ROADS, HIGHWAYS, STREETS, ALLEYS AND RIGHTS OF WAY. SUBJECT TO RAILROAD RIGHTS OF WAY, SWITCH AND SPUR TRACKS, IF ANY. SUBJECT TO FENCES, BOUNDRY LINES, EASEMENTS, AND ESTABLISHED DITCHES OR DRAINS. SUBJECT TO PIPE LINE GRANT DATED MAY 16, 1888 AND RECORDED JULY 17, 1888, IN MISCELLANEOUS RECORD 6, PAGE 368, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO PIPE LINE

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NOT AN OFFICIAL DOCUMENT

GRANT DATED JULY 1, 1891 AND RECORDED OCTOBER 10, 1891, IN MISCELLANEOUS RECORD 8, PAGE 584, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO CONFIRMATORY RESOLUTION NO. 1726 PASSED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF HAMMOND, RECORDED OCTOBER 13, 1928 IN MISCELLANEOUS RECORD 192, PAGE 186. SUBJECT TO ZONING ORDINANCE NO. 2928 AND AMENDMENTS THERETO, PREPARED BY THE HAMMOND CITY PLAN COMMISSION, FILED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, ON APRIL 14, 1958, AND ENTERED AS DOCUMENT NO. 95164.

Parcel No.: 45-07-09-407-019.000-023

- 8. There are no unpaid Federal or State inheritance tax liabilities by reason of the death of Frank L. Bardoczi a/ka Francis Leo Bardoczi Sr. a/k/a Frank Bardoczi, Sr.
- 9. Due to the death of Frank L. Bardoczi a/k/a Francis Leo Bardoczi Sr. a/k/a Frank Bardoczi, Sr. his interest in the above described real estate indefeasibly vests in the undersigned Francis Leo Bardoczi, Jr. a/k/a Frank Bardoczi, Jr.

I affirm, under the penalties of perjury, that the foregoing statements are true.

Date: 12/15/2023 Frank Bardoczi Jr. a/ka Francis Bardoczi Jr.
 Address: 7016 California Ave.
Hammond, IN 46323

Subscribed and sworn to before me by the Affiant listed above this 15th day of December 2023.

My Commission Expires: 6/1/2025
 Resident of _____ County
 State of _____

Leslie B. Lapointe
 Notary Public
 State of Indiana
 Commission # 708000
 My Commission Expires
 October 01, 2025

I 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.

/s/ Douglas K. Walker
 Douglas K. Walker

Prepared by: Douglas K. Walker, Gladish Law Group, 3235 45th Street, Highland, IN 46322