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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

GINA PIMENTEL
RECORDER
2024-002680
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED 10:18 AM 2024 Jan 26

AFFIDAVIT OF BENEFICIARY OF TRANSFER ON DEATH DEED

Jose Trinidad Ayala Sanchez, being first duly sworn, under penalty of perjury, state as follows:

1. Jose Trinidad Ayala Sanchez is an adult, with personal knowledge of all facts stated herein. He is a resident of Lake County, Indiana, and currently resides at 4822 Ivy St. East Chicago, IN 46312.

2. Jose Trinidad Ayala Sanchez is the adult friend of Glafira Montemayor, who is now deceased and who resided in Lake County, Indiana, at the time of her death.

3. During her life, Glafira Montemayor owned the property commonly known as 4822 Ivy St. East Chicago, IN 46312. (the "Real Estate"), which Real Estate is legally described as follows:

Calumet Add. East Chicago N. 16 Ft.L.50 BL.18 All L.51 Bl.18 South 1/2 L.52 Bl.18

Key No. 45-03-28-483-028.000-024

4. Glafira Montemayor executed a Quit Claim Deed dated April 13, 2021, which was recorded on April 10, 2021 in Lake County, Indiana as document number 2021-033129 (the "Transfer on Death Deed"), which Convey on Transfer on Death Deed named Jose Ayala Sanchez as the party to whom the Real Estate would be transferred upon Glafira Montemayor death.

5. Glafira Montemayor passed away on December 13, 2023.

6. As a result of Glafira Montemayor' passing, Jose Trinidad Ayala Sanchez became the sole fee simple owner of the Real Estate.

7. This Affidavit is made by the undersigned to confirm that by operation of law, upon the passing of Glafira Montemayor, Jose Trinidad Ayala Sanchez, as the named party on the Transfer on Death Deed, is now the sole fee simple owner of the Real Estate, with 100 % interest.

[Signature and Notary Appear on Following Page.]

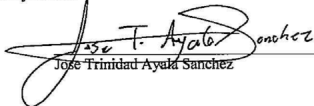
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JAN. 26 2024

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NOT AN OFFICIAL DOCUMENT

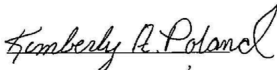
Further affiant sayeth not.


Jose Trinidad Ayala Sanchez

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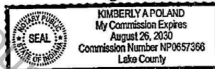
Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of JANUARY, 2024 appeared personally Jose Trinidad Ayala Sanchez who stated that the facts contained in the foregoing Affidavit are true and correct and acknowledged the execution of the above and foregoing Affidavit as her free and voluntary act for the purposes set forth therein.

WITNESS my hand and Notarial Seal.



Notary Public

My Commission Expires: 8-26-2030
My County of Residence: LAKE



"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."

PREPARED BY: Fred S. Flores

Prepared by

Fred S. Flores
2109 Broadway
East Chicago, IN 46312
(219) 398-2016



Recorder