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5.

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-005031

9:16 AM 2024 Feb 1

AFFIDAVIT OF TITLE PASSAGE

The undersigned, **FRANK BRUNKER** (the "Affiant"), being duly sworn on oath, states that:

1. The Affiant is the husband and sole heir at law of **JOANNE E. BRUNKER** (the "Decedent"), who died on June 15, 2023 while domiciled in Lake County, Indiana.
2. The Decedent acquired a fee simple interest (the "Decedent's Title Interest") in the real estate described in this Affidavit (the "Real Estate") by a Deed dated April 25, 2012, and recorded on May 2, 2012 as Document No. 2012 029622 in the office of the Recorder of Lake County, Indiana.
3. The last instrument recorded in the office of the Recorder of Lake County, Indiana, was the Deed dated April 25, 2012, and recorded on May 2, 2012 described in the previous paragraph (the "Latest Recorded Instrument").
4. The Real Estate is located in Lake County, Indiana, and is more fully described by property tax parcel number, property location, and legal description as follows:

LOT NO. 38, IN BLOCK NO. 9, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF PARK VIEW ADDITION TO HAMMOND, IN LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 18, PAGE 19, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No. 45-02-01-483-004.000-023

5. The Decedent died intestate, leaving as the decedent's heirs-at-law (the "Heirs at Law"), under Indiana Code 29-1-2-1, the following persons by percentages or fractions:
 - a. 100% interest to **FRANK T. BRUNKER**, whose address is 1613 Brown Avenue, Whiting, Indiana 46394;

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LAKE COUNTY AUDITOR

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6. The Decedent's Title Interests devolved to and vested in said heir at law, immediately and automatically as a matter of law under IC 29-1-7-23 upon the Decedent's death.
7. There is no federal estate tax due and owing as a consequence of the Decedent's death.
8. As of this date:
 - a. At least 7 months have elapsed since the Decedent's death;
 - b. No letters testamentary or letters of administration have been issued to a court-appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
 - c. A probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;
 - d. A majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and
 - e. It is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate.
9. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana, to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that is exempt from the requirements to file a sales disclosure under IC 29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.
10. The Affiant affirms the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

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

Dated: Jan 15th 2024



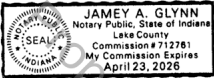
FRANK T. BRUNKER

Property of Lake County Recorder

ACKNOWLEDGMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on this 15th day of Jan, 2024⁷⁴ personally appeared **FRANK T. BRUNKER**, who acknowledged the execution of the foregoing instrument as his or her voluntary act, and who, having been duly sworn, stated that any representations therein are true. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



[Signature]

Jamey Glynn, Notary Public
Resident of Lake County, Indiana

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. *[Signature]* Jamey Glynn, Attorney at Law

SEND TAX BILLS TO: Frank T. Brunker, 1613 Brown Avenue, Whiting, Indiana 46394 ↓

THIS INSTRUMENT PREPARED BY: **Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112**, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.

Department of Lake County Recorder

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OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307

GINA PIMENTEL
Recorder

PHONE (219) 755-3730
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