

GINA PIMENTEL
RECORDER

2024-005089

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

1:20 PM 2024 Feb 1

TRANSFER ON DEATH DEED BENEFICIARY AFFIDAVIT

STATE OF INDIANA)
) S.S.
COUNTY OF LAKE)

On this 12th day of January, 2024 before me personally appeared MONIQUE KING-LEWIS, to me personally known, who being duly sworn did, on personal knowledge, say that:

1. This affidavit concerns the following described real estate in Lake County, Indiana, legally described as:

Lot 17 in Block 6 in Junedale Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 19, page 3, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4787 Jackson Street, Gary, IN 46408

Parcel Number: 45-08-33-253-015.000-004

2. On January 21, 2021, EMMA J. KING, a mentally competent adult over the age of eighteen (18) years and sole owner of the real estate described in paragraph 1, above, executed a certain TRANSFER ON DEATH DEED naming MONIQUE KING-LEWIS as beneficiary, which was recorded in the Office of the Recorder of Lake County, Indiana as Document Number 2021-007239 and delivered to MONIQUE KING-LEWIS on January 26, 2021.

3. After the execution, recording, and delivery of the TRANSFER ON DEATH DEED described in paragraph 2, above, EMMA J. KING did not execute any other deeds for the real estate described in paragraph 1, above, and did not otherwise revoke the beneficiary designation.

3. EMMA J. KING died on November 22, 2023.

4. MONIQUE KING-LEWIS survived EMMA J. KING, and is now the sole owner of the real estate described in paragraph 1, above, by operation of IND. CODE 32-17-14-9.

5. To the best of the affiant's knowledge, there was no federal, state, estate, or inheritance tax liability by reason of the death of EMMA J. KING .

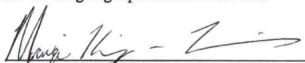
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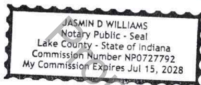
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NOT AN OFFICIAL DOCUMENT

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


MONIQUE KING-LEWIS

Subscribed, sworn to, and acknowledged before me, the undersigned notary public in and for said county and state, this 12th day of January, 2024.




Notary Public

This instrument prepared by:
Robert B. Golding, Jr.
Attorney at Law
1194 Joliet Street
Dyer, IN 46311

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.



SEND TAX BILLS TO:

Lender