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Mail Tax Bills To:  
Amy R. Bratcher  
601 Pearson Road  
Porter, IN 46304

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED  
2024-006249  
1:02 PM 2024 Feb 13

STATE OF INDIANA )  
                          )SS: IN RE: DECEDENT  
COUNTY OF LAKE ) CHARLES E. KESTNER

**AFFIDAVIT FOR DEVOLUTION OF REAL ESTATE**  
**PURSUANT TO I.C. 29-1-7-23**

Comes now, JOHN RUPP, who being first duly sworn deposes and says:

- 1) That CHARLES E. KESTNER, deceased, died testate on January 17, 2024, leaving a last will and testament dated 08/30/2023 which has been spread of record in the Lake Superior Court on 2/5/24 under cause 45002-2402-EM-29 naming AMY R. BRATCHER as the sole testate heir, and the decedent died owning the whole undivided interest of the following described property to wit:

See attached legal description

Commonly known as: 2125 W 57<sup>th</sup> Ave, Merrillville, IN 46410  
Parcel Number: 45-12-05-401-005.000-030

- 2) A description of the most recent instrument responsible for conveying title to the above-described real estate is as follows:
  - a. Warranty Deed, Document Number 2003-124657 executed 11/21/03 and recorded 11/25/03 in the County of Lake, State of Indiana.
- 3) A description of the most recent instrument recorded in the office of the recorder of the County where the real estate is located is as follows:
  - a. Warranty Deed, Document Number 2003-124657, executed 11/21/03 and recorded 11/25/03 in the County of Lake, State of Indiana.
- 4) A description of the conveyed real estate mentioned above in paragraph "2" is as follows:

See attached legal description

Commonly known as: 2125 W 57<sup>th</sup> Ave, Merrillville, IN 46410  
Parcel Number: 45-12-05-401-005.000-030

**FILED**

FEB 13 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25-  
794  
RM

# NOT AN OFFICIAL DOCUMENT

5) That the decedent died testate on January 17, 2024, leaving a last will and testament dated 08/30/2023 which has been spread of record in the Lake Superior Court on 215124 under cause 45 D02-2402-6M-29, naming AMY R. BRATCHER as the sole testate heir, and, in accordance with the laws of the State of Indiana, AMY R. BRATCHER is entitled to the whole undivided interest to ownership of the Lake County, Indiana, real estate described as follows:

**See attached legal description**

Commonly known as: 2125 W 57<sup>th</sup> Ave, Merrillville, IN 46410  
 Parcel Number: 45-12-05-401-005.000-030

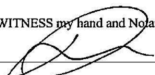
6) That no letters testamentary or letters of administration are anticipated or have been issued to a court appointed personal representative for the decedent within the time limits specified under I.C. 29-1-7-15.1(d) and the probate court has not issued findings and an accompanying order preventing the limitations in I.C. 29-1-7-15.1(d) from applying to the decedent's real property.

JOHN RUPP / 

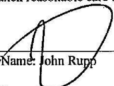
STATE OF INDIANA )  
 COUNTY OF LAKE ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, this ~~20th~~<sup>5<sup>th</sup></sup> day of February, 2024, personally appeared JOHN RUPP who provided proof of their identity by producing a valid state issued identification card which confirmed their identity to be the same and then further acknowledged the execution of the foregoing affidavit which was their own voluntary act for the uses and purposes stated therein. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

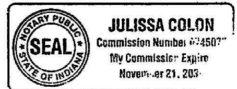
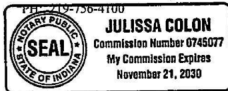
WITNESS my hand and Notarial Seal this ~~20th~~<sup>5<sup>th</sup></sup> day of February, 2024.

 , Notary Public  
 My Comm. Expires: November 21, 2030  
 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.

Printed Name: John Rupp / 

Instrument Prepared By: JOHN RUPP, Law Office of John Rupp, LLC.  
 9120 Connecticut Dr. Ste D, Merrillville, IN 46410



# NOT AN OFFICIAL DOCUMENT

Part of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Section 5, Township 35 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian in Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said West  $\frac{1}{2}$ , thence south along the east line of said West  $\frac{1}{2}$ , 3112.75 feet; thence north 66 degrees 02 minutes west, 409.70 feet; thence west 145 feet along the south line of 57<sup>th</sup> Avenue to the point of beginning; thence continuing west on the southerly line of 57<sup>th</sup> Avenue, 185.06 feet; thence south 263.93 feet; thence east 185.06 feet; thence north 264.00 feet to the place of beginning.

Property of Lake County Recorder