## NOT AN OFFICIAL

**GINA PIMENTEL** 

PG #: 2 RECORDER RECORDED AS PRESENTED

FII FD

Feb 22 2024 BDD PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

## FILED

Feb 06 2024 LM EGGY HOLINGA-KATONA AKE COUNTY AUDITOR

FILED

Jan 05 2024 BDD PEGGY HOLINGA-KATONA AKE COUNTY AUDITOR

> RETURN RECORDED DEED TO: Rice and Rice Attorneys 100 Lincolnway, Ste 1

Valparaiso IN 46383

GRANTEE'S ADDRESS: 9220 Norris Drive Hobart IN 46342

2024-500741 01/05/2024 02:46 PM TOTAL FEES: 25.00 BY: JAS

PG #: 2 RECORDED AS PRESENTED

> 2024-503738 02/06/2024 10:47 AM TOTAL FEES: 25.00 BY: JAS PG #: 2

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

TATE OF INDIANA

LED FOR RECORD

GINA PIMENTEL

RECORDER

LAKE COUNTY

RECORDED AS PRESENTED SEND TAX STATEMENTS TO: Mallori L. Lucas, Trustee 921 Union Court Hobart IN 46342

ADDRESS OF PROPERTY: 9220 Norris Drive Hobart IN 46342 PARCEL # 45-13-09-328-007.000-046

STATE OF INDIANA

) SS:

RE: JAMES J. KOZAK, DECEASED

COUNTY OF LAKE Reflectorded to Correct NAMES & Chanoftitle AFFIDAVIT OF SURVIVORSHIP

Comes now Mallori Lynn Lucas, being duly sworn upon oath, and states as follows:

afa James Krakkant Your Affiant, MALLORI LYNN LUCAS, is the adult child of James J. Kozak, who died testate a resident of Lake County, Indiana, on September 16, 2023, and Barbara J. Kozak. aka Bankara Kozh

At the time of death on September 16, 2023, James J. Kozak was the owner in fee simple of the following-described real estate located in Lake County, Indiana, more particularly described as follows:

Lot 29, Deep River Pointe, as shown in Plat Book 80, page 96, Lake County, Indiana.

Address of the Property: 921 Union Court, Hobart IN 46342 Parcel # 45-13-09-328-007.000-046-N

Barbara J. Kozak and James J. Kozak were husband and wife at the time they acquired title, as tenants by the entireties, to said real estate, by deeds of conveyance recorded in the Office of the Lake County Recorder.

## NOT AN OFFICIAL DOCUMENT

The marital relationship which existed between James J. Kozak and Barbara J. Kozak continued unbroken from the time they so acquired title to said real estate until the death. The marital relationship which existed between James J. Kozak and Barbara J. Kozak continued unbroken from the time they so acquired title to said real estate until the death of James J. Kozak. at which time Barbara J. Kozak acquired title to the real estate as surviving tenant by the entireties.

LONIES HE DEP

The gross value of the Estate of the Decedent, James J. Kozal Federal Estate Taxes, was less than the value required for the filing, and the Decedent's Estate was not subject to Federal Estate Tax. The Estate of the Decedent, James J. Kozak, was not subject to Indiana Inheritance Tax.

The statements made in this Affidavit are true and complete to the best knowledge, information and belief of the Affiant.

Further Affiant saith not

COUNTY OF LAKE

STATE OF INDIANA

Before me, a Notary Public in and for said County and State, personally appeared Mallori Lynn Lucas, who acknowledged the execution of the foregoing Affidavit, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS MY HAND AND SEAL TRACI KOLENKO

I affirm, under the penalties for perjury, that I have taken reasonable care to reduct each social security number in this document, unless required by law.

THIS INSTRUMENT PREPARED BY:

Clifford J. Rice, RICE & RICE ATTORNEYS, 100 Lincolnway, Ste 1, Valparaiso, IN 46383 219-462-0809