

NOT AN OFFICIAL DOCUMENT

Feb 23 2024
[Signature]

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-006929
9:44 AM 2024 Feb 23

TRANSFER ON DEATH AFFIDAVIT

Affiants DIANN KOZY and RONALD FROST, upon personal knowledge and belief, make the following statements:

1. Joan M. Frost died October 6, 2023, owning an interest in the following described real estate in Lake County, Indiana:

LOT NO. 10 IN HILLTOP ACRES SUBDIVISION, ADDITION 2,
UNIT A, AS RECORDED ON PLAT #692 IN PLAT BOOK #40,
PAGE 126, IN LAKE COUNTY, INDIANA.

ALSO SUBJECT TO RESTRICTIONS AS RECORDED IN
DOCUMENT #72972.

Parcel No.: 45-11-26-327-004.000-032
Commonly known as: 7403 88th Place, Crown Point, Indiana 46307.

2. On June 10, 2021 Joan M. Frost signed a Transfer on Death Deed transferring, on her death, her interest in the real estate described above, which document was recorded on July 7, 2021, in the Office of the Recorder of Lake County, Indiana, as document number 2021-045358.

3. The designated beneficiaries in the Transfer on Death Deed and their addresses who survive the Owner, or are in existence at Owner's death are:

FILED

FEB 23 2024

PRECY KATONA
LAKE COUNTY AUDITOR

Diann Kozy
238 Briar Lane
Munster, Indiana 46321

Ronald Frost
6808 Arkansas
Hammond, Indiana 46323

4. The purpose of this Affidavit is to comply with the requirements of IC 32-17-14-26(b)(20) to transfer on death Joan M. Frost's interest in the real estate described above to the Transfer on Death Deed beneficiaries.

ok. 25-1-6
39569
D

NOT AN OFFICIAL DOCUMENT

5. The estate of Joan M. Frost, deceased, was not subject to federal estate tax.

IN WITNESS WHEREOF, Affiants DIANN KOZY and RONALD FROST execute this instrument this 7th day of February, 2024.

Diann Kozy
DIANN KOZY

Ronald Frost
RONALD FROST

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DIANN KOZY AND RONALD FROST and acknowledged the execution of the foregoing Affidavit on Death Affidavit as their voluntary act for the purposes stated therein.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 7th day of February, 2024.



Rachel E. Villalon
Notary Public
Resident of Lake County

Send Tax Bills To:
Diann Kozy
238 Briar Lane
Munster, Indiana 46321

Ronald Frost
6808 Arkansas
Hammond, Indiana 46323

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.
Carla K. Pyle
CARLA K. PYLE, #25803-64

After recording, return this Deed to Rubino, Ruman, Crosmer & Polen
275 Joliet Street, Suite 330, Dyer, Indiana 46311

7