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Mail Tax Bills To:
Casey Mosqueda
4410 Taney Street
Gary, IN 46408

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-007230
1:49 PM 2024 Feb 28

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)
) IN RE: DECEDENT
) ROBERT S. RUSSELL

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

Comes now, CASEY MOSQUEDA, who being first duly sworn deposes and says:

- 1) That ROBERT S. RUSSELL, deceased, died intestate on 12/25/2023, leaving no surviving spouse, one (1) surviving children by the name of CASEY MOSQUEDA and no predeceased children, and the decedent died owning the whole undivided interest of the following described property to wit:

Lots 1 and 2, Block 6, Midwestern Real Estate Company's First Addition to Gary, as shown in Plat Book 14, Page 3, Lake County, Indiana.

Commonly known as: 4410 Taney Street, Gary, IN 46408
Parcel Number: 45-08-29-360-007.000-001

- 2) A description of the most recent instrument responsible for conveying title to the above-described real estate is as follows:

a. Trustee's Deed, Document Number 2018 037699 executed 6/14/18 and recorded 6/15/18 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. Affidavit of Survivorship, Document Number 2024-503803 executed 2/5/24 and recorded 2/16/24 in the County of Lake, State of Indiana.

- 4) A description of the conveyed real estate mentioned above in paragraph "2" is as follows:

Lots 1 and 2, Block 6, Midwestern Real Estate Company's First Addition to Gary, as shown in Plat Book 14, Page 3, Lake County, Indiana.

Commonly known as: 4410 Taney Street, Gary, IN 46408
Parcel Number: 45-08-29-360-007.000-001

FILED

FEB 28 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
740
Rn

AMERICAN
RECORDING

NOT AN OFFICIAL DOCUMENT

- 5) That the decedent died intestate leaving no surviving spouse, one (1) surviving child by the name of CASEY MOSQUEDA and no predeceased children; and, in accordance with the intestacy laws of the State of Indiana under I.C. 29-1-2-1, the one (1) surviving child by the name of CASEY MOSQUEDA is entitled to the whole undivided interest to ownership of the Lake County, Indiana, real estate described as follows:

Lots 1 and 2, Block 6, Midwestern Real Estate Company's First Addition to Gary, as shown in Plat Book 14, Page 3, Lake County, Indiana.

Commonly known as: 4410 Taney Street, Gary, IN 46408
Parcel Number: 45-08-29-360-007.000-001


- 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.

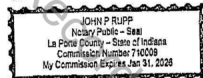

CASEY MOSQUEDA

STATE OF INDIANA)
COUNTY OF LAKE)SS:

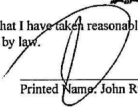
Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of February, 2024, personally appeared JOHN RUPP who provided proof of their identity by producing a valid state issued identification card which confirmed their identity to be the same and then further acknowledged 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 27th day of February, 2024.


John Rupp, Notary Public
My Comm. Expires: 01/31/2026
County of Residence: LaPorte



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
PH: 219-756-4100