

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER

2024-009700

STATE OF INDIANA )  
                          )SS:  
COUNTY OF LAKE )

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

8:56 AM 2024 Mar 28

## AFFIDAVIT OF DEATH AND AFFIDAVIT FOR TRANSFER OF REAL ESTATE

3  
The Affiant, Klaus Bassler, being first duly sworn, upon an oath deposes and says as follows:

1. The Affiant is one of the surviving adult children of Max Willie Bassler a/k/a Max Willi Bassler ("Max Willie Bassler"), deceased.

2. Max Willie Bassler a/k/a Max Willi Bassler and Martha Bassler a/k/a Marta Bassler were husband and wife when they acquired title to the following described real estate situated in Lake County, Indiana to-wit:

Lots 19, and 20, Block 3 Hosford's Park, as shown in Plat Book 3, page 27, Lake County, Indiana.

Parcel Number 1: 45-08-32-227-026.000-001

Property Address: 4572 Garfield Street, Gary, Indiana 46408

(referred to hereinafter, the "Real Estate," but the tax parcel number and property address are provided for information purposes only and are not part of the description of the Real Estate) by a Warranty Deed dated January 16, 1987, and recorded February 20, 1990, in Deed Record 085247 in the office of the Recorder of Lake County, Indiana.

3. Martha Bassler a/k/a Marta Bassler died on February 14, 2000, leaving Max Willie Bassler a/k/a Max Willi Bassler as her surviving spouse. Martha Bassler a/k/a Marta Bassler and Max Willie Bassler a/k/a Max Willi Bassler were never at any time divorced subsequent to their acquisition of the real estate as tenants by the entirety; and consequently, by operation of the law, title to the Real Estate was immediately vested in Max Willie Bassler a/k/a Max Willi Bassler upon her death. Max Willie Bassler a/k/a Max Willi Bassler died on October 13, 2006 leaving no spouse.

4. Max Willie Bassler a/k/a Max Willi Bassler was the father of three (3) children, namely Reinhold A. Bassler, Max F. Bassler (hereinafter "Max F."), and the Affiant herein ("Heirs"). Reinhold A. Bassler died intestate on November 5, 2021, leaving two (2) brothers as his sole heirs-at-law that being Max F. Bassler and the Affiant, Klaus Bassler. Max F. Bassler died intestate on September 14, 2023, leaving his spouse, Karen Bassler, as his only heir-at-law.

Handwritten initials and signature: "K. Bassler" and "2/24/24" with a signature.

**FILED**

MAR 28 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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5. Title to the Real Estate was immediately vested in the Heirs as tenants in common immediately upon Max Willie Bassler's death by operation of the law in accordance with IC 29-1-7-23(b), subject to the power of a personal representative to divest title under the requirements of IC 29-1-7-15.1. Upon the death of Reinhold A. Bassler, title was thereafter vested as tenants in common in Max F. Bassler and Klaus Bassler by operation of law in accordance with IC 29-1-7-23(b), subject to the power of a personal representative to divest title under the requirements of IC 29-1-7-15.1. Title was thereafter vested as tenants in common in Klaus Bassler and Karen Bassler, by operation of law upon the death of Max F. Bassler.

6. No petition was filed for probate of a will and for issuance of letters testamentary, for appointment of an administrator with the will annexed, or for the appointment of an administrator under IC 29-1-7-5 within five months after Max Willie Bassler a/k/a Max Willi Bassler's death; no petition was filed for probate of a will and for issuance of letters testamentary, for appointment of an administrator with the will annexed, or for the appointment of an administrator under IC 29-1-7-5 within five months after Reinhold Bassler's death; no petition was filed for probate of a will and for issuance of letters testamentary, for appointment of an administrator with the will annexed, or for the appointment of an administrator under IC 29-1-7-5 within five months after Max F. Bassler's death, nor did the Clerk issue letters testamentary or letters of administration within seven months after the death of any of the aforementioned, so the power of a personal representative to divest title expired automatically as a matter of law under IC 29-1-7-15.1(b), and title is now invested indefeasibly as follows:

Name	Relationship	Address	Percentage
Klaus Bassler	Son	3517-11 <sup>th</sup> Street Winthrop Harbor, IL	50%
Karen Bassler	Heir at law	315 -- 65 <sup>th</sup> Street Willowbrook, IL	50%

7. This affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake County Auditor to transfer the Real Estate to the name of Klaus Bassler and Karen Bassler upon the Lake County Auditor's real estate transfer records.

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Klaus Bassler  
KLAUS BASSLER

STATE OF ILLINOIS, COUNTY LAKE ) SS:

Before me, a Notary Public in and for said County and State, this 21<sup>st</sup> day of March, 2024, personally appeared Klaus Bassler, who swore to the truth of the representations contained herein and acknowledged the execution of the above and foregoing Affidavit of Death and Affidavit for Transfer of Real Estate to be his/her free and voluntary act and deed.

My Commission Expires:

8/23/2025

Debra L Webster  
Notary Public  
Printed Name: Debra L Webster  
County of Residence: LAKE

OFFICIAL SEAL  
DEBRA L WEBSTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 8/23/2025

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.

Signature:

R. Brian Woodward  
Printed Name: R. Brian Woodward

This Affidavit was prepared by:

R. Brian Woodward, Woodward Law Offices, LLP  
200 E. 90<sup>th</sup> Drive, Merrillville, Indiana 46410  
Phone: (219) 736-9990  
Email: [rbwoodward@wbbkllaw.com](mailto:rbwoodward@wbbkllaw.com)

Property of Lake County Recorder