

## FILED

Mar 28 2024 BDD  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### AFFIDAVIT OF BENEFICIARY ON TRANSFER ON DEATH DEED

Affiants, RONALD STAROSCSAK, LAURA DAVID AND PATRICIA WOJCIK, after being first duly sworn upon their oath, depose and says:

1. That MARY M. STAROSCSAK died a resident of Lake County, Indiana, on November 3, 2023.
2. That MARY M. STAROSCSAK executed and recorded on February 6, 2020, a *Transfer on Death Deed* in the Office of the Recorder of Lake County, Indiana, as Document 2020-009179, for the parcel of real property legally described as follows, namely:

Lot 42 in Block 4 in Homestead Gardens Master Addition, in the Town of Highland, as per plat thereof, recorded in Plat Book 31, Page 79, in the Office of the Recorder of Lake County, Indiana.

*Commonly known as* 3116 Glenwood Street, Highland, IN 46322  
*Parcel Number:* 45-07-21-227.014.000-026

3. That RONALD STAROSCSAK, LAURA DAVID and PATRICIA WOJCIK are the designated Beneficiaries in the *Transfer on Death Deed*, that they survived MARY M. STAROSCSAK, and that all tax bills should be sent hereafter to 3116 Glenwood Street, Highland, IN 46322.
4. That there are no designated Beneficiaries who did not survive MARY M. STAROSCSAK.
5. That Affiants make this Affidavit to induce the proper governmental authorities of Lake County, Indiana, to remove MARY M. STAROSCSAK from the chain of title to the Real Estate and to insert RONALD STAROSCSAK, LAURA DAVID and PATRICIA WOJCIK as Joint Tenants with the Rights of Survivorship, as the fee simple owners of the property pursuant to I.C. §32-17-14-26(b)(20).

# NOT AN OFFICIAL DOCUMENT

FURTHER YOUR AFFIANTS SAYETH NOT.

Dated this 27 day of March, 2024.

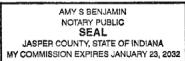
  
RONALD STAROSCSAK

  
LAURA DAVID

  
PATRICIA WOJCIK

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of March, 2024, personally appeared RONALD STAROSCSAK, LAURA DAVID and PATRICIA WOJCIK, and acknowledged the execution of the foregoing Affidavit. In Witness Whereof, I have hereunto subscribed my name and affixed my Official Seal.



  
Notary Public

I, David M. Austgen, affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by David M. Austgen, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.  
Grantee's Address and Mail Tax Bills To: 3116 Glenwood Street, Highland, IN 46322

I David M. Austgen affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law and this document was prepared by David M. Austgen, Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, IN