

2024-5-0133
04/02/2024 02:45 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 4
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Apr 02 2024 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

STATE OF INDIANA)
) SS: IN RE: MARIA EMMANOILIDES,
COUNTY OF LAKE) DECEDENT

AFFIDAVIT OF TITLE TO REAL ESTATE

The undersigned, Demetrios Emmanoilides (the "Affiant"), an interested person and the surviving son of the Decedent referenced herein below, being duly sworn on oath states:

1. The Affiant is the adult child of Maria Emmanoilides (the "Decedent"), who died April 12, 2023, while domiciled in Marion County, Indiana.

2. "Maria Emmanoilides" is one and the same as "Maria Emmanoilides" having used two spellings for her last name interchangeably during her lifetime.

3. The Decedent acquired a tenants by the entireties ownership interest with her spouse, John Emmanoilides, in the real estate described in this Affidavit (the "Real Estate") by and through Warranty Deed dated October 11, 1979, and recorded on October 19, 1979 as **Instrument Number 555624** in the Office of the Recorder of Lake County, Indiana (the "Warranty Deed").

4. The last instrument recorded in the Office of the Recorder of Lake County, Indiana related to the Real Estate was a One and the Same Affidavit dated December 18, 1989 and recorded December 18, 1989 as Instrument Number 074970 in the Office of the Recorder of Lake County, Indiana, pursuant to which John Emmanoilides and Maria Emmanoilides simply corrected a misspelling of their respective names appearing on the Warranty Deed (the "Latest Recorded Instrument").

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5. The marital relationship between the Decedent and her spouse, John Emmanoelides, remained unbroken from the time they acquired their tenants by the entireties interest in the Real Estate until the death of John Emmanoelides on January 25, 2025, at which time the Decedent acquired a fee simple ownership interest in the Real Estate (the "**Decedent's Title Interest**") as the surviving tenant by the entireties.

6. The Real Estate is located in Lake County, Indiana, and described by property tax parcel number, property location, and legal description as follows, to-wit:

Common Address:	3833 Ridge Road, Highland, IN 46322
Parcel Number:	45-07-22-479-005.000-026
Local Parcel Number:	007-16-27-0033-0036

Part of the South 1/2 of the South 1/2 of the West 1/2 of the East 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 22, Township 36 North, Range 9 West of the 2nd Principal Meridian, in the Town of Highland, in Lake County, Indiana, lying North of the North right-of-way line of Ridge Road, except the North 338.20 feet and the East 70 feet.

7. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate by order of the Marion County Court entered in Cause No. 49D08-2403-EM-009512 on March 4, 2024, provided for the Decedent's Title Interest to be distributed to the Decedent's devisee (the "**Devisee**") by the percentages or fractions as follows:

(a) 100% to Demetrios Emmanoelides, her surviving adult son, whose address is 14761 Braemar Ave., E., Noblesville, IN 46062.

8. The Decedent's Title Interests devolved to the Devisee immediately and automatically as a matter of law under IC 29-1-7-23 upon the Decedent's death.

9. The Decedent owed no obligations to creditors that are enforceable against the Real Estate and there is no federal estate tax due and owing as a consequence of the Decedent's death.

10. As of this date:

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- (a) At least seven (7) months have elapsed since the Decedent's death;
- (b) No letters testamentary or letters of administration have been issued to a court-appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
- (c) A probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;
- (d) A majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and
- (e) Consequently, it is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate.


11. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana, to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that is exempt from the requirements to file a sales disclosure under IC 29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record the Affidavit and index it to the Devolution Affidavit and the Latest Recorded Instrument in the Recorder's index records.

12. The Affiant affirmed the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-2-2 and IC 32-20-3-1) as stated in IC 29-1-7-23(e).

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13. Therefore, title of record in the Real Estate is vested as follows: Demetrios Emmanocliedes, in fee simple.

I affirm under the penalties for perjury that the foregoing statements are true.




Demetrios Emmanocliedes, Affiant

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared DEMETRIOS EMMANOELIDES who acknowledged the execution of the foregoing Affidavit of Title to Real Estate, and who, having been duly sworn, stated that any representations therein contained are true. WITNESS my hand and Notarial Seal this 2nd day of April, 2024.




Notary Public Signature
Printed: Jessica R. Wingate
County Residence: Delaware
Commission Expires: 9-13-2024

Mail Tax Statements To: 14761 Braemar Ave., E., Noblesville, IN 46062

Grantees' Addresses: 14761 Braemar Ave., E., Noblesville, IN 46062

This Devolution Affidavit Was Prepared By: Steven M. Lutz, Attorney at Law, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060 | Phone: (317) 773-2190

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in the document, unless required by law. */s/ Steven M. Lutz*