

TRANSFER ON DEATH AFFIDAVIT

Carolyn Cutean, upon personal knowledge and belief, makes these statements:

1. John M. Cutean died May 24, 2024 (a certified copy of HIS death certificate is attached to this affidavit and by reference incorporated), owning an interest in the following described real estate in Lake County, Indiana:

LEGAL DESCRIPTION [see Exhibit A]

Parcel Number: 45-11-06-1577-018.000-034

Common Address: 921 Windsor Lane, Dyer, Indiana 46311

2. On June 1, 2023, John M. Cutean signed a Transfer on Death Deed transferring, on HIS death, HIS interest in the real estate described above which document was recorded on June 13, 2023, in the Office of the Recorder of Lake County, Indiana, as document number 2023-015265.

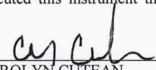
3. The designated beneficiary or beneficiaries in the Transfer on Death Deed and their addresses who survived the Owner or are in existence at Owner's death is:

Carolyn Cutean, 4100 Wenonah Avenue, Stickney, IL 60402

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

5. The estate of John M. Cutean, deceased, was not subject to federal estate tax.

In Witness Whereof, Carolyn Cutean has executed this instrument this 20 day of _____, 2024.



CAROLYN CUTEAN

FILED

JUN 21 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR




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46027
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NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
)
COUNTY OF LAKE)


Before me, the undersigned, a Notary Public in and for said County and State, this 20 day of JUNE, 2024, personally appeared CAROLYN CUTEAN, and acknowledged her execution of the foregoing Transfer on Death Affidavit as her voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.




_____, Notary Public
Resident of LAKE County, INDIANA

Send Tax Bills To:
Carolyn Cutean
4100 Wenonah Avenue
Stickney, IL 60402

I affirm, under the penalties for perjury, that that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



This instrument was prepared by RUBINO, RUMAN, CROSMER & POLEN
By: Kenneth M. Wilk, #1242-45
275 Joliet Street, Suite 330, Dyer, IN 46311 - (219) 322-8222

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EXHIBIT A LEGAL DESCRIPTION

PART OF LOT 4 IN PARKVIEW TERRACE 7TH ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 16 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 79.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 54.15 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 14 SECONDS WEST A DISTANCE OF 59.0 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 46 SECONDS EAST A DISTANCE OF 54.15 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST A DISTANCE OF 59.0 FEET TO THE POINT OF BEGINNING, COMMONLY REFERRED TO AS UNIT 921 WINDSOR LANE IN WINDSOR LANE TOWNHOMES AS SHOWN IN PLAT BOOK 76, PAGE 45.

Lake County Recorder