

FILED

Aug 01 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

BY: MA
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

AFFIDAVIT OF JOINT TENANT

On this 1st day of August 2024 CARMEN BIANCARDI, being first duly sworn upon oath, states as follows:

1. CARMEN BIANCARDI and NANCY A. BIANCARDI owned the following described real estate in Lake County, Indiana:
LOT 30 IN FAIRWAY ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN
PLAT BOOK 64, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No. 45-11-28-127-006,000-035

Commonly Known as: 8601 Muirfield Lane, St. John, Indiana 46373

1. CARMEN BIANCARDI and NANCY A. BIANCARDI owned said property as Husband and Wife;
2. NANCY A. BIANCARDI died on June 9, 2024 in St. John, Indiana;
3. By virtue of the death of NANCY A. BIANCARDI, CARMEN BIANCARDI is the fee simple owner of the above-described property;
4. Affiant makes this Affidavit to induce the proper authorities of Lake County, Indiana to remove NANCY A. BIANCARDI from the chain of title and place CARMEN BIANCARDI as the fee simple owner of said property.

Affiant Further Sayeth Naught

I AFFIRM UNDER PENALTIES FOR PERJURY THAT THE FOREGOING REPRESENTATIONS ARE TRUE, SIGNED THIS THIS
1ST DAY OF AUGUST 2024


CARMEN BIANCARDI

Filed for Lake County Recorder

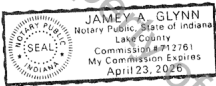
NOT AN OFFICIAL DOCUMENT

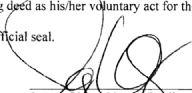
ACKNOWLEDGEMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of August 2024, personally appeared CARMEN BIANCARDI who acknowledged the execution of the foregoing deed as his/her voluntary act for the purposes therein.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.





Jamey Glynn, Notary Public
Resident of Lake County, Indiana

SEND TAX BILLS TO: CARMEN BIANCARDI

GRANTEE MAILING ADDRESS: Carmen Biancardi, 8601 Muirfield Lane, St. John, Indiana 46373

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.  _____ Jamey Glynn, Attorney at Law

This Instrument Prepared By: Jamey Glynn, JOSTES & GLYNN, LLP, 13821 Wicker Avenue, Cedar Lake, Indiana 46303, 219-232-6112, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.

Proprietor of Lake County Recorder