NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA GINA PIMENTEL) SS: RECORDER COUNTY OF LAKE STATE OF INDIANA LAKE COUNTY IN THE MATTER OF: RECORDED AS PRESENTED CLARENCE L. CHEAIRS a/k/a CLARENCE LAMAR CHEAIRS **FILED** D.O.D.: September 16, 2012. and DORA LACHEAIRS a/k/a SEP 2 5 2024 DORA LEE CHEAIRS D.O.D: February 16, 2024. PERRY HOLINGA KATONA LAKE COUNTY AUDITOR

AFFIDAVIT OF DEVOLUTION OF REAL PROPERTY

Kenye Cheairs and Tonya Cheairs, having been duly sworn according to law, state:

- Clarence L. Cheairs and a Clarence Lamar Cheairs died intestate on September 16, 2012, while domiciled in Lake County, Indiana.
- Dora L. Cheairs a/k/a Dora Lee Cheairs died intestate on February 16, 2024, while domiciled in Lake County, Indiana.
- 3. At least seven (7) months have elapsed since the death of the decedents.
- 4. No letters testamentary or letters of administration have been issued to a court-appointed Personal Representative for the decedents within the time limits specified in Indiana Code § 29-17-15.1(d) and a probate court has not issued findings and an accompanying order preventing the limitations in Indiana Code § 29-1-7-15.1(b) from applying to the decedents' real property.
- 5. The Affiants are the son and daughter of decedents.
- 6. The Affiants are the only heirs of the decedents.
- Among the decedents' probate assets is one (1) parcel of real estate located in Lake County,
 Indiana, more particularly described as follows:

Legal description: The North 25 feet of Lot 17, and the South 15 feet of Lot 18, Block
19. Resubdivision of Gary Land Company's Third Subdivision in

25 (c-Rm)

2024-028802

2024 Sep 25

9:07 AM

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the City of Gary, as shown in Plat Book 13, page 8, in Lake County, Indiana

Commonly known as: 267 Grant Street, Gary, Indiana 46404

Parcel No: 45-08-05-229-005.000-004

- Clarence L. Cheairs a/k/a Clarence Lamar Cheairs and Dora L. Cheairs a/k/a Dora Lee
 Cheairs acquired title as husband and wife by Warranty Deed, Instrument No. 8822 recorded on
 March 12, 1969.
- 8. That the marital relationship which existed between Clarence L. Cheairs a/k/a Clarence Lamar Cheairs and Dora L. Cheairs a/k/a Dora Lee Cheairs continued unbroken from the time they acquired title to the real estate until the death of Clarence L. Cheairs a/k/a Clarence Lamar Cheairs on September 16, 2012, at which time Dora L. Cheairs a/k/a Dora Lee Cheairs acquired title to the real estate as surviving tenant by the entirety. Subsequently, Dora L. Cheairs a/k/a Dora Lee Cheairs, died on February 16, 2024.
- The individuals entitled to the real estate as a result of the decedents' deaths are Affiants
 Kenye Cheairs and Tonya Cheairs, son and daughter, as provided under I.C. 29-1-2-1.
- 10. Affiants' distributive share has been calculated as follows:

Kenye Cheairs 50%

Tonya Cheairs 50%

KENYE CHEAIRS, Affiant

TONYA CHEAIRS, Affiant

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of September, 2024, personally appeared KENYE CHEAIRS and TONYA CHEAIRS and acknowledged the execution of this Affidavit.

WITNESS MY HAND AND SEAL.

My Commission Expires: 11-06-2021



Yvette C. Brown, Notary Public

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.

Shelice R. Tolbert

This instrument prepared by: Shelice R. Tolbert, Atty, No.: 22522-45 I Pecorder Tolbert & Tolbert, LLC

1085 Broadway, Suite B Gary, IN 46402 (219) 427-0094

NOT AN OFFICIAL DOCUMENT CERTIFICATE OF DEATH

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