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GINA PIMENTEL
RECORDER

2024-030053

STATE OF INDIANA

LAKE COUNTY

RECORDED AS PRESENTED

1:20 PM

2024 Oct 16

IN THE MATTER OF THE REAL ESTATE OF:)
NAVEEN SINGH, DECEASED 9/9/2024)

AFFIDAVIT ESTABLISHING THE DEVOLUTION OF REAL ESTATE TITLE
TO DISTRIBUTEES UNDER IC 29-1-7-23

Comes now Vikram Singh, son of the decedent, being duly sworn upon his oath, and states as follows:

1. Naveen Singh died intestate on September 9, 2024, survived by his spouse Balwinder Kaur, and having two children with his spouse, Vikram Singh and Rajveer Singh, who are both adults.
2. At the time of decedent's death, the decedent was an owner of a one-third interest as a tenant in common in the fee simple title to the following real estate located in Lake County, Indiana, as indicated by that certain Trustee's Deed dated March 13, 2017 recorded with the Lake County Recorder on March 20, 2017 as Document No. 2017-018173:

LOT 4 IN SCHILLTON HILLS UNIT 4, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE 25 AND AMENDED BY A PLAT OF CORRECTION RECORDED IN PLAT BOOK 72 PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Commonly known as 9260 Schillton Dr., St. John, IN 46373

Parcel No. 45-11-30-452-030.000-035

3. The Trustee's Deed referenced in paragraph 2 above is the most recent instrument recorded in Lake County relating to the title of the subject real estate.
4. As a result of the death of the decedent, the decedent's one-third interest in the title to the subject real estate has devolved to the following distributees in the proportion and in the manner shown adjacent to their name:
 - A. BALWINDER KAUR, 50% intestate transfer to her as the surviving spouse of the decedent who is survived by at least one (1) child of the decedent, as a tenant in common under the intestate succession laws of the State of Indiana under IC 29-1-2-1(b)(1).
 - B. VIKRAM SINGH, 25% intestate transfer to him as 1 of 2 children of the decedent, as a tenant in common under the intestate succession laws of the State of Indiana under IC 29-1-2-1(d)(1).
 - C. RAJVEER SINGH, 25% intestate transfer to him as 1 of 2 children of the decedent, as a tenant in common under the intestate succession laws of the State of Indiana under IC 29-1-2-1(d)(1).

FILED

OCT 16 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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9462


RM

NOT AN OFFICIAL DOCUMENT

- The portion of the interest of the distributees shown above was calculated pursuant to the terms of Indiana's laws of intestate succession. The distributees take the property as Tenants in Common.
- Because Balwinder Kaur and Vikram Singh were already tenants in common of the subject real estate with the decedent at the decedent's death, each having an undivided one-third interest therein at the time of decedent's death, the resulting ownership of the whole of the real estate as tenants in common following the distribution provided herein shall be:

- Balwinder Kaur 50.00%
- Vikram Singh 41.665%
- Rajveer Singh 8.335%


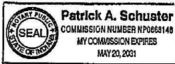
Dated: October 14, 2024



Vikram Singh

State of Indiana)
) SS:
County of Lake)

Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared **VIKRAM SINGH** and acknowledged the execution of this Affidavit this 14th day of October, 2024.



Patrick A. Schuster, Notary Public

I affirm that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

/s/ Patrick A. Schuster

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 115 S. Court St., Ste. E, Crown Point, IN 46307