

FILED

Oct 28 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

REAL ESTATE ADDRESS:
20544 Calumet Ave., Lowell, IN 46356

TAX KEY NOS.
45-22-01-400-012.000-037
45-23-06-300-011.000-037

AFFIDAVIT

Mary V. Blandford, in her capacity as Trustee of the Hays Living Trust, dated August 5, 1998, being sworn upon her oath, states that:

1. Mary Lou Hays died on June 3, 2024, a resident of Lake County, Indiana.
2. Mary Lou Hays owned a life estate in the following described real estate in Lake County, Indiana, to-wit:

PARCEL ID: 45-22-01-400-012.000-037
PARCEL 1:

THE SOUTH 438 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 32 NORTH, RANGE 10 WEST OF THE 2ND P.M., EXCEPT THE EAST 291 FEET THEREOF, IN LAKE COUNTY, INDIANA.

PARCEL ID: 45-23-06-300-011.000-037
PARCEL 2:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 32 NORTH, RANGE 10 WEST OF THE 2ND P.M. DESCRIBED AS FOLLOWS - BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE THEREOF A DISTANCE OF 291 FEET MORE OR LESS, TO A POINT 5 FEET WEST OF A NORTH-SOUTH FENCE LINE; THENCE NORTHERLY 5 FEET WEST AND PARALLEL TO SAID FENCE LINE A DISTANCE OF 438 FEET, MORE OR LESS, TO A POINT 5 FEET WEST OF A FENCE CORNER; THENCE EASTERLY ALONG AN EAST-WEST FENCE A DISTANCE OF 291 FEET, MORE OR LESS, TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 438 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN LAKE COUNTY, INDIANA.

PARCEL 3:

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE 2ND P.M. DESCRIBED AS

CHICAGO TITLE INSURANCE COMPANY


27W2404669

NOT AN OFFICIAL DOCUMENT

FOLLOWS - BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE THEREOF A DISTANCE OF 438 FEET, MORE OR LESS, TO AN EAST-WEST FENCE LINE; THENCE EASTERLY ALONG SAID FENCE LINE TO THE CENTER LINE OF COUNTY ROAD T-4 , ALSO KNOWN AS CALUMET AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE SOUTH LINE OF SAID QUARTER-QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 774.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

- That no Federal Estate Tax or Indiana Inheritance Tax are due as a result of the death of Mary Lou Hays.
- Affiant makes this Affidavit from her own personal knowledge and for the purpose of removing the Life Estate reserved by Mary Lou Hays on the above-described real estate under the deed in trust recorded September 8, 1998, Instrument Number 1998-070795 in the Office of the Recorder of Lake County, Indiana.

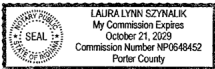
Dated 10-25-2024.


Mary V. Blandford

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

I am a Notary Public in and for said County and State, and do hereby certify that Mary V. Blandford personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial Seal on 10-25-2024.




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. /s/ Morgan W. Gerolimos

Prepared by: Morgan W. Gerolimos, O'Drobinak & Nowaczyk P.C.
333 E. Summit Street, Crown Point, IN 46307; 219-865-2285