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# NOT AN OFFICIAL DOCUMENT

GINA FIMENTE  
RECORDER

2024-034114

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

1:08 PM 2024 Nov 27

STATE OF INDIANA)  
) SS  
COUNTY OF LAKE )

## AFFIDAVIT for Transfer of Real Property

The undersigned, Jacqueline Lawhon (the "Affiant "being duly sworn on oath states that):

She is the one surviving heirs(s) (the Decedent (s) (daughter) of Betty Dube a.k.a Betty S. Dube who died July 12, 2015 she died in domiciled in Lake County Indiana

1. Pursuant to a Quit Claim Deed dated December 3, 1991 in the Office of the Recorder on March 19, 1992 instrument number 92016458, Burton Dube and Betty Dube (H/W) Grantor(s) to Grantee(s) Betty Dube in the Recorder of Lake County, Indiana.
2. The Real Estate is Located in Lake County Indiana and describes by property tax parcel and legal description as follows:  
  
Lot 29, Block 6 Hyde Park Addition, City of Hammond, as shown in Plat Book 12 page 3 in Lake County, Indiana  
  
Property Numbers: 45-06-01-457-002.000-023  
  
Commonly known as: 6407 Harrison Avenue Hammond IN 46324
3. The last instrument recorded in the office of the Recorder of Lake County, Indiana regarding this real estate, was an Assignment of Mortgage dated December 18, 2023, in the Office of the Recorder on December 19, 2023 instrument number 2018-052715.
4. The Decedent(s) died intestate, leaving as the decedent's heir (s) through intestate transfer under I.C. § 29-1-2-1 the following persons by percentages(s) or fractions(s).
  - 4.1 Pursuant to I.C. §-29-1-2-1, to 50% to Jacqueline Lawhon, the Decedent's (Daughter) whose address is 6407 Harrison Avenue Hammond IN 46324.
  - 4.2 Pursuant to I.C. §-29-1-2-1, to 50% to James Dube, the Decedent's (Son) whose address is 6407 Harrison Avenue Hammond IN 46324, the Decedent's left no other child or children, or descendants of any predeceased child or children, and all survivors are competent adults.
5. The Decedent(s) Title Interests devolved to the Heir(s) immediately and automatically as a matter of the law under I.C. § 29-1-7-23 upon the decedent's death.
6. As of this date
  - 6.1 The Decedent owned no obligations to creditors and there is no federal estate tax due and owing as consequence of the Decedent's death as of this date.
  - 6.2 At least 7 months have passed.

No letters testamentary or letters of administration have been issued to a court appointed personal representative for Decedent within the time limits, specified under I.C. §29-1-7-15. (d)

**FILED**

NOV 27 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

\$ 803.00

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- 6.4 A probate court has not issued findings and an Accompanying order preventing the limitations in from applying to the Real Estate I.C.§29-1-7-15. 1 (b)
7. The purpose of this affidavit is to induce the Auditor of Lake County, Indiana to endorse the Affidavit and record it as a title of transfer in the Auditor real estate ownership records as an instrument that exempt from the requirements to file a sale disclosure under IC§ 29-1-7-23(c) and direct the Recorder of Lake County, Indiana to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder index records.
8. The Affiant affirmed the truth of the representations in this Affidavit under for penalty for perjury and authorizes and person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in I.C. §32-20-3-1) as stated in I.C. §29-7-23(e)

FURTHER AFFIANT SAITH NOT.

  
\_\_\_\_\_  
Jacqueline Lawhon


STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State this 26<sup>th</sup> day of November, 2024, personally appeared Jacqueline Lawhon, and acknowledged the execution of the above and foregoing instrument to be his/her free and voluntary act and deed for the uses and purposes set forth therein.

WITNESS my hand and notarial seal this 26<sup>th</sup> day of November, 2024.

  
\_\_\_\_\_  
Angelica Arambula, Notary Public  
A Resident of Lake County

My Commission Expires:  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number NP0737351  
My Commission Expires Nov 9, 2029

NOV 9, 2029

Prepared by June Mae

I AFFIRM UNDER THE PENALTIES FOR PERJURY that the above and foregoing Representations are true and correct to best of my knowledge and belief and no Social Security number in this document, unless required by law. J.H.

Grantee Address:  
Jacqueline Lawhon &  
James Dube  
6407 Harrison Avenue  
Hammond in 46324