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Mail Tax Bills To:

Timothy Dailey
1441 S. Indiana Avenue
Crown Point, Indiana 46307

STATE OF INDIANA)
)
COUNTY OF LAKE)

**AFFIDAVIT OF DEATH AND
AFFIDAVIT FOR TRANSFER OF REAL ESTATE**

The undersigned, **TIMOTHY DAILEY** (the "Affiant"), being duly sworn, states:

1. The Affiant is a surviving adult child and an heir at law of **JUDITH E. DAILEY** (the "Decedent"), who died intestate on July 9, 2024, while domiciled in Lake County, Indiana.
2. The Decedent acquired title to the real estate described in this Affidavit (the "Real Estate") by a Warranty Deed dated November 13, 2009, and recorded on November 20, 2009, as Document No. 2009-077276, in the Office of the Recorder of Lake County, Indiana.
3. The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was the Warranty Deed dated November 13, 2009, and recorded on November 20, 2009 described in the previous paragraph (the "Latest Recorded Instrument").
4. The Real Estate is located in Lake County, Indiana, and is more fully described by legal description, street address, and property tax parcel number as follows:

Lot 216 in Imperial Heights Eighth Subdivision, to the City of Crown Point, as per plat thereof, recorded in Plat Book 47, Page 22, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 610 Imperial Drive, Crown Point, Indiana 46307
Tax ID No.: 45-16-17-428-027.000-042

5. The Decedent, **JUDITH E. DAILEY**, died intestate, leaving as the Decedent's heirs-at-law under I.C. 29-1-2-1 the following persons (the "Grantees") to receive the real estate in the following shares:

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- a. 1/6 undivided interest as Tenant in Common to **TIMOTHY DAILEY**, adult son, whose address is 1441 S. Indiana Avenue, Crown Point, Indiana 46307;
 - b. 1/6 undivided interest as Tenant in Common to **AMY ERRIS**, adult daughter, whose address is 316 S. Fuller Street, Independence, Missouri 64050;
 - c. 1/6 undivided interest as Tenant in Common to **DANIEL DAILEY**, adult son, whose address is 1509 Knighthood Drive, Dyer, Indiana 46311;
 - d. 1/6 undivided interest as Tenant in Common to **JAMES DAILEY**, adult son, whose address is 201 S. 8th Street, Chesterton, Indiana 46304;
 - e. 1/6 undivided interest as Tenant in Common to **BETH SCHWARTZ**, adult daughter, whose address is 1308 Tamarack Drive, Munster, Indiana 46321; and
 - f. 1/6 undivided interest as Tenant in Common to **PATRICK DAILEY**, adult son, whose address is 605 Galway Drive, Valparaiso, Indiana 46385.
6. The Decedent's Title Interests devolved to and vested in said heirs-at-law as tenants in common immediately as a matter of law under IC 29-1-7-23 upon the Decedent's death.
7. There is no federal estate tax or Indiana Inheritance Tax due and owing as a consequence of the Decedent's death.
8. As of this date:
- a. no letters testamentary or letters of administration have been issued to date to a court-appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
 - b. a probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;
 - c. a majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and
 - d. It is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate because more than 5 months have elapsed since the date of the decedent's death.
9. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana, to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that

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is exempt from the requirements to file a sales disclosure under IC 29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.

10. The Affiant affirms the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

I affirm under the penalties for perjury that the foregoing statements are true.

Dated: December 9, 2024

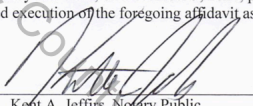


TIMOTHY DAILEY

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on December 9, 2024, personally appeared **TIMOTHY DAILEY**, and acknowledged execution of the foregoing affidavit as his voluntary act for the purposes stated therein.





Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307

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/ Kent A. Jeffirs
Kent A. Jeffirs