

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-035544

3:48 PM 2024 Dec 18

AFFIDAVIT OF DEVOLUTION OF REAL ESTATE

5
STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Joseph W. Adams ("Affiant"), being first duly sworn upon oath deposes and says:

1. The Affiant is the son of Arie Lee Adams (deceased) and has personal knowledge of the facts stated herein.
2. Arie Lee Adams died intestate on December 08, 1982, while domiciled in Lake County, Indiana.
3. Joseph W. Adams, James Adams, Larnie Lee Adams and Robert Gary Adams acquired title as joint tenants and Arie Lee Adams reversed a life estate, by Warrant Deed, document number 1982-686574, recorded on November 08, 1982 and dated August 23, 1982, in the Office of the Recorder Lake County, Indiana.
4. The real estate is in Lake County, Indiana, and is more fully described by property tax parcel number and legal description as follows:

Parcel Number: 45-08-16-427-010.000-004

Legal Description: LOT 34, IN BLOCK 43, CHICAGO TOLLESTON LAND AND INVESTMENT COMPANY'S 2ND OAK PARK ADDITION, IN THE CITY OF GARY, INDIANA.

Common Address: 2557 Jefferson Street Gary Indiana 46407

5. Joseph W. Adams, James Adams, Larnie Lee Adams and Robert Gary Adams survived Arie Lee Adams as joint tenants and remaindermen after Arie Lee Adams' death on December 08, 1982. By operation of the law, Arie Lee Adams's life estate terminates title to the Real Estate was immediately vested in Joseph W. Adams, James Adams, Larnie Lee Adams and Robert Gary Adams.
6. Pursuant to Indiana Code 29-1-7-23, when a person dies, title to her real property devolves immediately and automatically to her Heirs at Law upon the decedent's death.

FILED

DEC 18 2024

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
CASH
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7. That the value of the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars, as provided under I.C. 29-1-8-1, after accounting for the costs and expenses of administration and responsible funeral expenses.
8. The Estate of Arie Lee Adams was not subject to Federal Estate Tax or Indiana Inheritance Tax.
9. To the best of the affiant's knowledge, the statements made in this Affidavit are true and complete and are made for the purpose of establishing the ownership of the real estate described above, to induce the Auditor of Lake County to transfer ownership of the real estate describe above to Joseph W. Adams, James Adams, Larnie Lee Adams and Robert Gary Adams, as surviving joints.

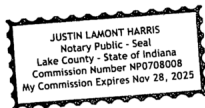
Property of Lake County Recorder

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

Joseph W. Adams
Joseph W. Adams, Signature of Affiant

Joseph W. Adams
Joseph W. Adams, Print Name of Affiant



ACKNOWLEDGMENT

STATE OF INDIANA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means [X] in person notarization, this 29th day of April 2023. Joseph W. Adams, who has/have produced DRIVER'S LICENSE as identification.

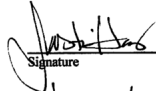
Justin Lamont Harris
Notary Signature
Justin Lamont Harris
Notary Print

Notary Commission Expires: November 28, 2025

Affirmation Statement

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.

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Signature
Justin L Harris
Print

PREPARED BY:

JUSTIN L. HARRIS, J.D.
eTITLE AND ESCROW
4431 BROADWAY, SUITE 1B
GARY, INDIANA 46408

MAIL TAX BILL TO THE FOLLOWING ADDRESS:

2557 JEFFERSON STREET
GARY, IN 46407

GRANTEE ADDRESS

2557 JEFFERSON STREET
GARY, IN 46407

GRANTEE ADDRESS

2557 JEFFERSON STREET
GARY, IN 46407

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TYPE OF PRINT
PLANNY WITH
UNFADING INK
THIS IS A
PERMANENT
RECORD

Refer to State Office File

EMBALMER'S NAME *Ed Warner*

LICENSE No. 4260

FUNERAL DIRECTOR'S SIGNATURE *Edo Wann*

FUNERAL DIRECTOR'S LICENSE No. 1984

FUNERAL HOME No. 246

Local No. **82-0823**

INDIANA STATE BOARD OF HEALTH
MEDICAL CERTIFICATE OF DEATH

State No.

DATE OF DEATH
12-10-82

DECEASED

DEATH RECORDING
UNIT OF STATE
REGISTERED
RESIDENT
MARRIAGE
AMERICAN
BORN

PARENTS

DISPOSITION

M.D.
OR
D.O.

CARE

1. NAME (Last, First, Middle Initial) ARIE LEE ADAMS		2. SEX MALE		3. DATE OF BIRTH 227 OCT. 1914		4. DATE OF DEATH DECEMBER 8, 1982	
5. RACE AHR. BLK.		6. AGE 68		7. HUSBAND OR OTHER DISTINCTION AT DEATH WIDOWED		8. PLACE OF BIRTH INDIANAPOLIS, INDIANA	
9. CITY, TOWN OR LOCATION OF BIRTH GARY		10. CITIZEN OR NATAL COUNTRY U.S.A.		11. MARITAL STATUS AT DEATH WIDOWED		12. OCCUPATION AT DEATH HOUSEWIFE	
13. RESIDENCE STATE INDIANA		14. COUNTY LAKE		15. CITY, TOWN OR LOCATION GARY		16. TYPE OF RESIDENCE OR OCCUPATION HOUSEWIFE	
17. 2557 JEFFERSON STREET GARY, INDIANA 46408		18. REGISTERED RESIDENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		19. RESIDENT ON 1/1/82 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		20. MARRIAGE CERTIFICATE NO. NO	
21. FATHER JIM		22. MOTHER STEGALL		23. ADDRESS AT BIRTH 529 EAST BOSTON		24. CITY OF BIRTH DETROIT	
25. BIRTH DATE DECEMBER 14, 1982		26. BIRTH PLACE SMITH BIZZELL & WARRER, INC., 2295 WASH. ST., GARY, IND. 46404		27. PLACE OF DEATH GARY INDIANA		28. STATE OF DEATH INDIANA	
29. CAUSE OF DEATH Cardiomyopathy fracture Arterio organic brain Syndrome		30. MANNER OF DEATH NATURAL		31. DATE RECEIVED BY DOCA HEALTH OFFICER DEC 14 1982		32. SIGNATURE OF DOCA HEALTH OFFICER	

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