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Cook County Recorder 23.50

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



DECEASED JOINT TENANCY AFFIDAVIT

BIRUTA WALTERS, hereinafter referred to as the Affiant, states under oath that the Affiant resides at 2240 West North Avenue, in the City of Chicago, Illinois, that the Affiant was acquainted with DONATS A. CEKSTERS, the Decedent; that at the time of death, the Decedent was one of the owners of the property, by virtue of a properly recorded joint tenancy warranty deed, said property, located at 2240-42 West North Avenue in Chicago, Cook County, Illinois, 60647, and legally described as follows:

LOTS 14 AND 15 IN BLOCK 1 IN W. T. JOHNSON'S SUBDIVISION OF THAT PART OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 IN ASSESSORS DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN OAKLEY AND LEAVITT STREETS, IN COOK COUNTY, ILLINOIS. *2 NG IV*

P.I.N. 14-31-328-049-0000 and 14-31-328-050-0000

That the Decedent had no interest in any business or partnership, nor held any power of appointment at death, nor created any remainder interests in property by transfer with retention of a life interest therein or the creation of interests to take effect in possession or enjoyment after death.

That the Decedent died on January 18, 1975, as evidenced by the attached death certificate, leaving no/a last will and testament.

That the total value of decedent's estate, including the taxable interest in the above property was \$ 10,000⁰⁰ and that the value of the above property individually was \$ 10,000⁰⁰.

That the Illinois Inheritance Tax and the Federal Estate Tax, if any was due from the Decedent's estate has been paid in full.

That the Affiant makes this Affidavit to induce ATTORNEYS' TITLE GUARANTY FUND, INC. to issue its policy of title insurance on the above described property.

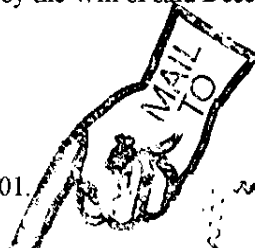
The Affiant hereby covenants and agrees, for herself, heirs, personal representative or assignees, to forever fully indemnify, protect, defend and hold the title company harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which the title company may suffer, expend or incur by reason of the issuance of said policy free and clear of the following objections:

1. Claims against the estate of DONATS A. CEKSTERS, the Decedent.
2. Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said Decedent.
3. Legacies, if any, created by the Will of said Decedent.
4. Rights to contribution.

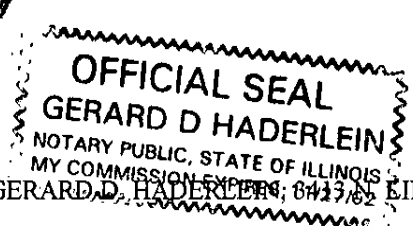
ATGF, INC.

Subscribed and sworn to before me this 16 day of May, 2001.

Gerard D. Haderlein
Notary Public



Biruta W. Walters (SEAL)
BIRUTA WALTERS



This Instrument was prepared by and please mail to: GERARD D. HADERLEIN, 6113 N. LINCOLN, CHICAGO, IL 60657

DECEASED—NAME **Donats A. Ceksters** SEX **Male** DATE OF BIRTH **January 15, 1908** PLACE OF BIRTH **Latvia** COUNTY **Cook**
 RACE **White** AGE—LAST BIRTHDAY (YRS.) **67** MO. **6** DAY **15** DATE OF DEATH **January 18, 1975** PLACE OF DEATH **Cook**
 4. **White** 5a. **67** 5b. **6** 5c. **15** 6. **15** 7a. **1908** 7b. **Cook**

1. **Donats** 2. **A.** 3. **Male** 4. **January 15, 1908** 5. **Latvia** 6. **Cook**
 7a. **Chicago** 7b. **Yes** 7c. **Yes** 7d. **Ravenwood Hospital Medical Center**
 8. **Latvia** 9. **Janitor** 10. **Bank** 11. **None** 12. **None** 13. **None**
 14. **Cook** 15. **Chicago** 16. **Chicago** 17. **2240 North Avenue** 18. **None**

19. **Illinois** 20. **Cook** 21. **Chicago** 22. **2240 North Avenue**
 23. **Illinois** 24. **Cook** 25. **Chicago** 26. **2240 North Avenue**
 27. **Illinois** 28. **Cook** 29. **Chicago** 30. **2240 North Avenue**

31. **Illinois** 32. **Cook** 33. **Chicago** 34. **2240 North Avenue**
 35. **Illinois** 36. **Cook** 37. **Chicago** 38. **2240 North Avenue**
 39. **Illinois** 40. **Cook** 41. **Chicago** 42. **2240 North Avenue**

43. **Illinois** 44. **Cook** 45. **Chicago** 46. **2240 North Avenue**
 47. **Illinois** 48. **Cook** 49. **Chicago** 50. **2240 North Avenue**
 51. **Illinois** 52. **Cook** 53. **Chicago** 54. **2240 North Avenue**

55. **Illinois** 56. **Cook** 57. **Chicago** 58. **2240 North Avenue**
 59. **Illinois** 60. **Cook** 61. **Chicago** 62. **2240 North Avenue**
 63. **Illinois** 64. **Cook** 65. **Chicago** 66. **2240 North Avenue**

67. **Illinois** 68. **Cook** 69. **Chicago** 70. **2240 North Avenue**
 71. **Illinois** 72. **Cook** 73. **Chicago** 74. **2240 North Avenue**
 75. **Illinois** 76. **Cook** 77. **Chicago** 78. **2240 North Avenue**

January 23, 1975
 STATE OF ILLINOIS }
 COUNTY OF COOK }
 CITY OF CHICAGO } SS

I, Murray C. Brown, M.D., Local Registrar of Vital Statistics of the City of Chicago, do hereby certify that I am the keeper of the records of births, stillbirths and deaths of the City of Chicago and deaths of the City of Chicago by virtue of the laws of the State of Illinois and the ordinances of the City of Chicago; that the accompanying certificate on this sheet is a true copy as a record kept by me in pursuance of said laws and ordinances.

This Certified Copy VALID Only When Original BLUE SEAL AND BLUE SIGNATURE Are Affixed.

Murray C. Brown
 Local Registrar of Vital Statistics

CHICAGO BOARD OF HEALTH
 Chicago City Center, Room 105
 138 N. Dearborn St., Chicago, Ill. 60602-2665
 (BASED ON 1968 U.S. STANDARD CERTIFICATE)

VR-200 (1-27-71)