## UNOFFICIAL COM 90 001 Page 1 of

2001-09-19 13:46:08

Cook County Recorder

STATE OF ILLINOIS SS COUNTY OF C O O K



## JOINT TENANCY AFFIDAVIT

ETHEL R. PAI, hereby referred to as the affiant, states under oath that the affiant resides at 1130 Ontario Street, B3 in the City of Oak Park, Illinois; that the affiant was acquainted with

JOHN CHUNG-YU (AI, the decedent; that at the time of death, the decedent was one of the owners of the property, by virtue of a properly recorded deed, said property, located in Cook County, Illinois, and legally described as per the attached.

Address of Property: 130 Ontario St., B3, Oak Park, IL 60302 P.I.N. 16-07-112-014-1003

That the decedent had no interest in any business or partnership, nor held any power of appointment at death, not 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 December 16, 1994 as evidenced by a copy of his death certificate attached hereto, leaving is last will and testament;

That the Illinois Estate 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 himself/herself/themselves, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys' Title Guaranty Fund, Inc. harmless and to reimburse The Fund for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which The Fund may suffer, expend or incur by reason of the issuance of said policy free and clear of the following objections:

Claims against the estate of JOHN CHUNG-YU PAI, the decedent,

Illinois Estate Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;

Legacies, if any, created by the will of said decedent;
 Rights of contribution.

Subscribed & Sworn to before me this

This Affidavit Prepared by and return to:

MICHAEL J. CORNFIELD

6153 N. Milwaukee Avenue Chicago, Illinois 60646

"OFFICIAL SEAL" Michael J. Cornfield Notary Public, State of Illinois My Commission Expires Dec. 6, 200?

## UNOFFICIAL COPY 10872760

UNIT NUMBER B-3 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS THE PARCEL): LOT 12 IN BLOCK 7 IN KETTLESTRINGS ADDITION TO HARLEM IN THE NORTHERN PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT YAY TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AVENUE SANK AND TRUST COMPANY OF OAK PARK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 3, 1977 KNOWN AS TRUST NUMBER 1814 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 23, 1977 AS SOCUMENT 24259124, TOGETHER WITH AN UNDIVIDED 4 06 PER CENT AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY): A PERPETUAL EASEMENT CONSISTING OF THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AND RIGHT TO USE FOR PARKING PURPOSES (S) The DUN.

COLUMN CLOSE OFFICE NUMBER 10 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'A' TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP, IN COOK COUNTY, ILLINOIS.