

UNOFFICIAL COPY

**Attorneys'
Title
Guaranty
Fund,
Inc.**



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/28/2003 09:29 AM Pg: 1 of 3

1279714/B

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

JOINT TENANCY AFFIDAVIT

Sidney Feldner, hereinafter referred to as the affiant, states under oath that the affiant resides at 1806 N. 77th Court in the Village of Elmwood Park, Illinois; that the affiant was acquainted with Mary C. Feldner, 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 in Cook County, Illinois, and legally described as follows: See Legal Description Attached To And Made A Part Hereof.

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 July 14, 2002, leaving a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was Non-Taxable, and that the value of the above property individually was Non-Taxable.

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 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:

- 1) Claims against the estate of Mary C. Feldner, 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.

Sidney Feldner

SIDNEY FELDNER

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Subscribed and Sworn to before me this 28th day of July, 2003.

Vincent F. Giuliano

Notary Public



Prepared By and Mail To: Vincent F. Giuliano, 7222 W. Cermak Rd., Suite 300, North Riverside, IL 60546

AGTE INC.

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Legal Description

LOT 16 (EXCEPT THE SOUTH 12 FEET THEREOF) AND THE SOUTH 27 FEET OF LOT 15 IN BLOCK 5 IN MILLS AND SONS 3RD ADDITION TO GREENFIELD'S SUBDIVISION BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTH WEST ¼ (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET THEREOF) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO.: 12-36-309-093

PROPERTY ADDRESS: 1806 N. 77th COURT, ELMWOOD PARK, IL 60707

Property of Cook County Clerk's Office