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Eugene "Gene" Moore Fee: \$42.00
Cook County Recorder of Deeds
Date: 08/08/2003 04:39 PM Pg: 1 of 10

COVER PAGE

AFFIDAVIT OF HEIRSHIP

AND

SMALL ESTATE AFFIDAVIT

FOR

FILE #37610

RETURN TO:

INTEGRITY TITLE
420 LEE STREET
DES PLAINES, IL, 60016

Property of Cook County Clerk's Office

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AFFIDAVIT OF HEIRSHIP

I, Dwayne Parker (Affiant), being first duly sworn on oath deposes and states as follows:

1. That the Affiant resides at: 7644 S. Euclid Ave. Chicago, IL 60649.
2. That the Affiant is the son of Janet T. Cook, who is now deceased.
3. That the decedent died on July 31, 2001, in the City of Chicago, County of Cook, State of Illinois as evidenced by the Death Certificate attached hereto.
4. That the decedent died owning an interest in the property (legally described as follows:) described in the Commitment issued by Integrity Title, Inc., (hereinafter "Integrity") under title commitment number 37610.
5. That the decedent died leaving no will.
6. That the decedent was married twice and only to the following persons, and no others:

<u>NAME:</u>	<u>MARRIAGE TERMINATED BY:</u>	<u>DATE:</u>
Richard Parker	Dissolution of Marriage	1955
Jacob Cook Jr.	Dissolution of Marriage	1973

7. That the following children and no others were born to, adopted or acknowledged by decedent (Evidence of acknowledgment is attached)

(NOTE: If any are deceased, an affidavit of heirship as to that child must be supplied unless a unmarried minor at death)

37610



INTEGRITY TITLE
420 LEE STREET
DES PLAINES, IL 60018

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- In the event the decedent died without spouse or child surviving, to the Affiant's best information and believe, the following represents the decedent's heirship as determined by 755 ILCS 5/2-1. (Trace all lineage).
- 1) Janet T. Cook was married twice, first to Richard Parker on January 31, 1952 in Cook County, Illinois.
 - 2) There was one child born of that marriage, that being myself, Dwayne Parker.
 - 3) The marriage was terminated on December 5, 1955 by reason of desertion by Richard Parker.
 - 4) Janet T. Cook was married a second time to Jacob Cook, Jr.
 - 5) There were no children born of that marriage.
 - 6) That marriage was terminated in August, 1973.
 - 7) That there were no other children born to or adopted by Janet T. Cook.
 - 8) Therefore, the heir by law is myself, Dwayne Parker.
 9. That the total value of the estate of the decedent including the taxable interest in the aforesaid property all joint tenancy interests is \$50,000.00.
 10. That all debts of the decedent have been paid in full or will be paid from the proceeds of the subject real estate transaction and copies of the paid, final hospital bills and funeral bill are attached hereto.
 11. That there is no Federal Estate Tax, State Inheritance (Pickup tax), or State Generation-Skipping Tax as a result of the decedent's death, or that they have been paid in full and releases for the subject property are attached hereto.
 12. That the Affiant makes this Affidavit to induce Integrity to rely on the representations made herein and to issue a Title Insurance Policy.
 13. The following documents attached hereto are hereby incorporated by reference as part of this Affidavit:

<u>NAME</u>	<u>OTHER PARENT</u>	<u>MINOR/DISABLED</u>	<u>ALIVE/DEAD</u>
Dwayne Parker	Richard Parker	n/a	alive

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- Death Certificate of Decedent
- Certified copy of last will of Decedent.
- Copy of Paid funeral and hospital bills of Decedent.
- Federal Estate Tax Release of Subject Property
- Copy of Illinois Tax release of subject property.
- Personal Undertaking of Heirs/Devisees

14. That Integrity has been requested to issue its Lender's and/or Owner's Title Insurance Policy in order to provide insurance protecting against claims resulting from some or all losses that may arise from said Estate as it affects property described in the after-mentioned title commitment.

15. In order to induce Integrity to issue their policy, and any concurrent or future policies form them, I/we, the undersigned, hereby agree to the terms set forth in this Affidavit and Agreement. We further agree that we will not request on behalf of ourselves or authorize any other party to request on our behalf, that Integrity issue any indemnification or hold harmless letter for any party, at any time, after the execution of this Affidavit and Agreement.

16. I/we, the undersigned, agree to fully protect, defend and hold harmless Integrity from the above-mentioned right, interest, line, claim, encumbrance and/or defect in title, including but not limited to: claims against the Estate, federal Estate taxes due; state Estate taxes due; state inheritance tax due, legacies, if any, created by the Will of the decedent; and rights to contribution.

17. I/we agree to pay for any and all losses, costs, damages, attorney's fees and expenses of Integrity and/or its Underwriter which they may suffer, expend or incur under or by reason of the issuance of said title insurance policy or policies: this specifically includes loss, costs, damages, fees and expenses incurred in actions brought to enforced this Affidavit and Agreement.

18. That Integrity may, in its sole discretion, decide whether legal representation is required, and if so, may further choose and designate any attorney that may be needed to defend or protect the interest of Integrity and/or the named insured (s) who may become entitled to coverage under the policy.

19. If an insured demands or is deemed entitled to separate legal counsel in any lawsuit arising because of the Estate, I/we the undersigned agree to pay the full cost and expense thereof upon the terms set forth in this Affidavit and Agreement.

20. I/we the undersigned agree that if the Estate exception noted herein is paid, discharged, satisfied or removed from the title to the aforesaid real estate to the sole discretion and satisfaction of Integrity then the obligations contained herein will be null and void.


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21. Any notice hereunder will be in writing to the parties as set forth herein.

22. Affiant further say naught.

IN WITNESS WHEREOF, the Affiant has affixed his/her signature hereto this

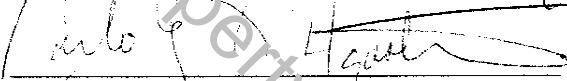
29 day of June, 2003.



Affiant

Subscribed and sworn to before me

this 29 day of June, 2003



NOTARY PUBLIC

NOTARY PUBLIC

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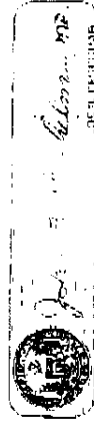
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CITY OF CHICAGO DEPARTMENT OF PUBLIC HEALTH

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

SEP 12 2001

JOHN L. WILHELM, 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 FOR 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 OF A RECORD KEPT BY ME IN OBTAINANCE OF SAID LAW AND ORDINANCES.



THIS CERTIFICATE COPY VALID WHEN MULTICOLOR SIGNATURE SEAL IS AFFIXED.

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

STATE FILE NUMBER: 612139

REGISTRATION NUMBER: 13127446111

DATE OF DEATH: JULY 31, 2001

DATE OF BIRTH: MAY 25, 1933

DECEASED: JANKI COOK, FEMALE

RESIDENCE: CHICAGO, ILLINOIS

DEATH LOCATION: CALAHAN FUNERAL HOME, 7030 S. HALSTED ST., CHICAGO, IL 60621

CAUSE OF DEATH: (a) RIGHT HEART FAILURE DUE TO OR AS A CONSEQUENCE OF (b) SEPTIC SHOCK DUE TO OR AS A CONSEQUENCE OF (c) PULMONARY EMBOLISM

REGISTRAR SIGNATURE: John L. Wilhelm, M.D.

REGISTRAR NAME: JOHN L. WILHELM, M.D.

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SMALL ESTATE AFFIDAVIT

I, Dwayne Parker, (name of affiant), on oath state:

1. (a) My post office address is: 7644 S. Euclid Avenue, Chicago, IL;

(b) My residence address is: 7644 S. Euclid Avenue, Chicago, IL;

(c) I understand that, if I am an out-of-state resident, I submit myself to the jurisdiction of Illinois courts for all matters related to the preparation and use of this affidavit. My agent for service of process in Illinois is:

NAME: _____

ADDRESS: _____

CITY: _____

TELEPHONE (IF ANY) _____

I understand that if no person is named above as my agent for service, or, if for any reason, service on the named person cannot be effectuated, the clerk of the circuit court of Lake County, (19th Judicial District) Illinois is recognized by Illinois law as my agent for service of process.

2. The decedent's name is Janet T. Cook;

3. The date of the decedent's death was July 31, 2007 and I have attached a copy of the death certificate hereto.

4. The decedent's place of residence immediately before her death was 7644 S. Euclid, Chicago, IL.

5. No letters of office are now outstanding on the decedent's estate and no petition for letters is contemplated or pending in Illinois or in any other jurisdiction, to my knowledge;

6. The gross value of the decedent's entire personal estate, including the value of all property passing to any party either by intestacy or under a will, does not exceed \$50,000.00; (Here, list each asset, e.g., cash, stock and its fair market value)

Property located at 7644 S. Euclid
Chicago, IL

\$ 70,000.00

Furniture and Property

\$ 5,000.00

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7. (a) All of the decedent's funeral expenses have been paid.
8. There is no known unpaid claimant or contested claim against the decedent.
9. (a) The names and places of residence of any surviving spouse, minor children and adult dependent* children of the decedent are as follows:

Name and Relationship	Place of Residence	Age of Minor Child
Not applicable		

*(Note: An adult dependent child is one who is unable to maintain himself and is likely to become a public charge.)

(b) The award allowable to the surviving spouse of a decedent who was an Illinois resident is \$_____ (\$10,000 plus \$5,000 multiplied by the number of minor children and adult dependent children who resided with the surviving spouse at the time of the decedent's death. If any such child did not reside with the surviving spouse at the time of the decedent's death, so indicate).

(c) If there is no surviving spouse, the award allowable to the minor children and adult dependent children of a decedent who was an Illinois resident is \$_____ (\$10,000, plus \$5,000 multiplied by the number of minor children and adult dependent children), to be divided among them in equal shares.

10. (a) The decedent left no will. The names, places of residence and relationships of the decedent's heirs, and the portion of the estate to which each heir is entitled under the law where the decedent died intestate are as follows:

Name, relationship and place of residence	Age of Minor	Portion of Estate
Dwayne Parker/son 7644 S. Euclid Chicago, IL		100% of estate

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(b) Affiant is unaware of any dispute or potential conflict as to the heirship or will of the decedent.

11. The property described in paragraph 6 of this affidavit should be distributed as follows:

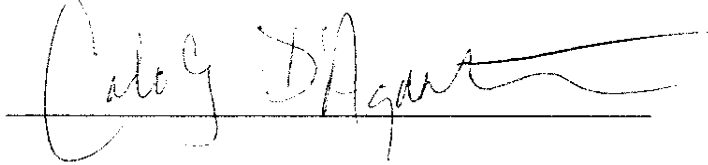
Name	Specific sum or property to be distributed
Dwayne Parker	100% portion of property located at 7644 S. Euclid, Chicago, IL
	100% portion of furniture and property

The foregoing statement is made under the penalties of perjury.



 Signature of Affiant

Signed and Sworn before me this 19 day of June, 2023.



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EXHIBIT "A" LEGAL DESCRIPTION

THE NORTHERLY 6 FEET OF LOT SIXTEEN (16) AND THE SOUTHERLY 11 FEET OF LOT FIFTEEN (15) IN JOHN B. WATSON AND G.F. CURTIS RESUBDIVISION OF LOTS 1 TO 50 INCLUSIVE OF BLOCK 15 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 20-25-314-037

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