

Eugene "Gene" Moore Fee: \$28.00

JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS))SS

COUNTY OF COOK

BERNICE CLARK, hereby referred to as the affiant, states under oath that the affiant resides at 4322 **HARWOOD** HEIGHTS, County affiant was acquainted with MILLARD F.

NORTH NEWLAND AVENUE, in the Village of COOK, State of Illinois 60706; that the CLARK, the decedent at the time of death, the decedent was one of the owners of property, by virtue of a properly recorded joint tenancy deed, said property Cook County Recorder of Deeds Date: 08/11/2003 10:11 AM Pg: 1 of 3

located in Cook County, State of Jihnois, and legally described as follows:

LOT 80 IN VOLK BROTHER'S FIRST ADDITION TO MONTROSE AND OAK PARK AVENUE SUBDIVISION IN THE SOUTH ½ OF SECTION 18, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 40 MORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:	4322 North Newland	Avenue, Harwood Heigths, IL 60706-7130	
PERMANENT REAL ES	TATE INDEX NUMBER: _	13-16-304-033-0000	

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;

The decedent died on July 8, 1984, leaving no last will and testament;

The total value of the decedent's estate, including taxable interest in the above property was \$65,000.00, and that the value of the above property individually was \$50,000.00.

The State and Estate/Inheritance Tax and the Federal Estate Tax, if any, that was due from he decedent's estate, has been paid in full;

The affiant makes this affidavit to induce Attorneys' Title Guaranty Fund, Inc. (ATG) to issue its policy of title insurance on the above described property.

The affiant hereby covenants and agrees, individually, and for the affiant's heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold ATG harmless and to reimburse ATG for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature that ATG 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 MILLARD F. CLARK, the decedent;

0322329138 Page: 2 of 3

UNOFFICIAL CC

- 2. State Estate/Inheritance Tax and Federal Estate Tax that may be charged against the estate of the decedent;
- 3. Legacies, if any, created by the will of said decedent;

4. Rights of contribution.

Berner Clark (SEAL)

Subscribed and sworn to before me

this // day of JULY, 2003

Notary Public, State of Illinois

"OFFICIAL SEAL" Bart A. Smith

Notary Public, State of Illinois My Commission Exp. 09/01/2005

Note: If the decedent left a will, it will be necessary that the original or a certified copy thereof be presented to ATG for inspection. The death certificate, together with evidence of payment of death taxes, if any, should accompany this affidavit.

This Instrument was prepared by:

Bart A. Smith, Esq. SMITH, RICKERT & SMITH 8259 W. Grand Ave. River Grove, IL 60171-1539

Rive Clarks Office

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COCAL REGISTRAR OF VITAL STATISTICS
THE CITY OF CHICAGO. DO HEREBY
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THE RECORDS OF BIRTHS, STILLBIRTHS
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CITY OF CHICAGO STATE OF ILLINOIS COUNTY OF COOK

SS

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DEPARTMENT OF HEALTH CITY OF CHICAGO