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JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF LAKE) SS



Doc#: 0404035146
Eugene "Gene" Moore - Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/09/2004 04:03 PM Pg: 1 of 4

Elfriede M. Bethge,
hereby referred to as the affiant, states under
oath that the affiant resides at
8623 N. Merrill

In the City of Niles,
State of Illinois;

that the affiant was acquainted with
Guenther H. Bethge,

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

See Exhibit "A" attached hereto.

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 September 18, 2001, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 300,000.00, and that the value of the above property individually was \$ 280,000.00

The State and Estate/Inheritance Tax and the Federal Estate Tax, if any, that was due from the 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.

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AGTF, INC

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JOINT TENANCY AFFIDAVIT

(continued)

The affiant hereby covenants and agrees, individually, and for the affiants, 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 Guenther H. Bethge, the decedent;
2. State Estate/Inheritance Tax and Federal Estate Tax that may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights of contribution.

Elfrida M. Bethge (Seal)

_____ (Seal)

Subscribed and sworn to before me this

21 day of Jan, 2007

Tammy A. Dimenna
(Notary Public)



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

This instrument prepared by:

Return to:

(Name)
SCHWARTZ WOLF & BERNSTEIN LLP
BUFFALO GROVE TOWN CENTER
314 N. MCHENRY RD., SUITE D
BUFFALO GROVE, IL 60089-6749

(Address)

(City, State, Zip)

(Name)
SCHWARTZ WOLF & BERNSTEIN LLP
BUFFALO GROVE TOWN CENTER
314 N. MCHENRY RD., SUITE D
BUFFALO GROVE, IL 60089-6749

(Address)

(City, State, Zip)

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STATE FILE NUMBER

MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. 16-0 REGISTERED NUMBER

Form with fields for deceased name (Guenther), date of death (September 18, 2001), birth date (January 12, 1936), cause of death (Stomach Cancer), and registrar information (Karen L. Scott, M.D.).

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent in item 1 and that this record was established and filed in my office in accordance with the provisions of Illinois statutes relating to the registrar of birth, stillbirth and death.

Madeleine McCarvey Signed

SEP 21 2001

At Cook County Department of Public Health Official Title Deputy Registrar 1010 Lake Street Suite 300 Oak Park, Illinois 60301

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ATTORNEYS TITLE GUARANTEE FUND, INC.

LEGAL DESCRIPTION

Legal Description:

Lot 10 in Callero and Catinos Resubdivision of part of the 7th Addition to Grennan Heights, being a Subdivision of the West 1/2 of the Northwest 1/4 of Section 24, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number:

09-24-105-062

Property Address:

8623 N. Merrill
Niles, IL 60714

Property of Cook County Clerk's Office