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Doc#: 0520045022
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 07/19/2005 08:33 AM Pg: 1 of 5

Property of Cook County Clerk's Office

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DECEASED JOINT TENANCY AFFIDAVIT A05-1348 YLF

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Prepared By & Return to:
Anthony N. Panzica
3604 W. Irving Park Road
Chicago, IL 60618



A05-1348

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CHICAGO TITLE INSURANCE COMPANY
DECEASED JOINT TENANCY AFFIDAVIT

Property of Cook County Clerk's Office

AD-1318 YUF
8781-507

State of Illinois
County of _____

ss.

Order No. _____

Fronceen N. Sims

that she resides at 31 N. Austin Blvd being duly sworn states
the City of Chicago, IL 60644 in

That she was acquainted with Billie T. Sims
deceased who at the time of his death, was one of the owners of the land
in Cook County, Illinois, described as:

See Exhibit 'A' attached hereto and made a part hereof

That the deceased died 12-22-04, as evidenced
by a certified copy of death certificate of the deceased attached hereto.

That the deceased died:

- Leaving no Last Will & Testament.
- Leaving a Last Will & Testament a copy of which is attached hereto. The original of the unproven Will should be filed with the Clerk of the Probate Division of the Circuit Court of _____ County, Illinois.
- Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of _____ County, Illinois about _____.

That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of 25,000 dollars.

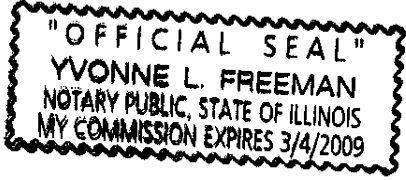
Affiant makes this affidavit for that purpose of inducing the Chicago Title Insurance Company to issue its Title Insurance Policy, describing the above mentioned property.

Subscribed and sworn to before me by the said

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this 12th day of July, A.D. 2005
Yvonne Freeman
Notary Public

Fronceen N. Sims
(affiant's signature)
Fronceen N. Sims



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Ticor Title Insurance

Commitment Number: A05-1348

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 26 IN BLOCK 14 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. # 16-10-409-012-0000

ADDRESS: 4256 W. MAYPOLE, CHICAGO, IL 60624

Property of Cook County Clerk's Office

STATE OF ILLINOIS

County of Cook

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DAVID ORR, County Clerk

I, David Orr, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County do hereby certify that the attached is a true and correct copy of the original Record on file, all of which appears from the records and files-in my office.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the city of Chicago, in said County.

David Orr
COUNTY CLERK

PERMANENT CERTIFICATE
TEMPORARY CERTIFICATE

REGISTRATION DISTRICT NO. 1624
REGISTERED NUMBER 637

MEDICAL EXAMINER'S - CORONER'S CERTIFICATE OF DEATH 467

STATE OF ILLINOIS

STATE FILE NUMBER

Type, or Print in PERMANENT INK See Coroner's or Funeral Directors Handbook for INSTRUCTIONS

DECEASED
B
C
D
E

PARENTS

CAUSE

N

P

H.G.

RIF

UNK

CERTIFIER

DISPOSITION

DECEASED NAME: Billie Sims Sr. SEX: MALE DATE OF DEATH: DECEMBER 22 2004
COUNTY OF DEATH: COOK AGE-LAST BIRTHDAY: 68 DATE OF BIRTH: July 18, 1936
CITY, TOWN, TWP, OR ROAD DISTRICT NUMBER: Oak Park HOSPITAL OR OTHER INSTITUTION: West Suburban Hospital
BIRTHPLACE: Charleston, WV MARRIAGE: Married NAME OF SURVIVING SPOUSE: Fronceen
SOCIAL SECURITY NUMBER: 236-54-1491 USUAL OCCUPATION: Custodian KIND OF BUSINESS OR INDUSTRY: Bd of Ed
RESIDENCE: 31 N. Austin CITY: Chicago INSIDE CITY: Yes COUNTY: Cook
STATE: IL ZIP CODE: 60644 RACE: BLACK OF HISPANIC ORIGIN: NO
FATHER: Johnathan Sims MOTHER: Ola Morgan
INFORMANT: Fronceen Sims RELATIONSHIP: Spouse MAILING ADDRESS: 31 N. Austin Chgo, IL 60644
IMMEDIATE CAUSE: Arterio Sclerotic Cardiovascular Disease
NATURAL ACCIDENT, HOMICIDE, SUICIDE, UNDETERMINED: NATURAL
INJURY AT WORK: NO PLACE OF INJURY: Oakridge LOCATION: Hillside, Illinois
CORONER'S SIGNATURE: G. P. Deming M.D. DATE SIGNED: DECEMBER 28 2004
CORONER'S PHYSICIAN'S SIGNATURE: J. Scott Denton MD DATE SIGNED: DECEMBER 28 2004
BURIAL CREMATION REMOVAL: Burial CEMETERY OR CREMATORY: Oakridge LOCATION: Hillside, Illinois DATE: 12/29/04
FUNERAL HOME: Smith & Thomas F. H. 5708 W. Madison Chicago, Illinois 60644
FUNERAL DIRECTOR'S SIGNATURE: Diane Johnson FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER: 34-015752
LOCAL REGISTRAR'S SIGNATURE: DATE FILED BY LOCAL REGISTRAR: DEC 28 2004