

LOFS UNOFFICIAL COPY



JOINT TENANCY AFFIDAVIT

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

Doc#: 0615211081 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2006 12:45 PM Pg: 1 of 4

1384097

Robert Morales,  
hereby referred to as the affiant, states under  
oath that the affiant resides at 2645  
S. Harding

In the City of Chicago,  
State of Illinois;  
that the affiant was acquainted with  
Arthur Morales,  
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 attached

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 30<sup>th</sup> September 2001, leaving no a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 250,000.00, and that the value of the above property individually was \$ 215,000.00.

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. (ATGF) to issue its policy of title insurance on the above described property.

ATGF, 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 Arthur Morales, 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.

Robert Morales (Seal)

\_\_\_\_\_ (Seal)

Subscribed and sworn to before me this

18 day of May, 2006  
(Month) (Year)

Mustafa Rashid  
(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:

Tyra Taylor  
(Name)

8741 S. Greenwood  
(Address)

Chicago, IL 60619  
(City, State, Zip)

Return to:

Tyra Taylor / Law Office of James Taylor  
(Name)

8741 S. Greenwood  
(Address)

Chicago, IL 60619  
(City, State, Zip)

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ATTORNEYS' TITLE GUARANTY FUND, INC.

**LEGAL DESCRIPTION**

**Legal Description:**

LOT 29 IN BLOCK 3 IN GOODWIN, BALESTIER AND PHILLIP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:**

Property ID: 16-26-301-018

**Property Address:**

2649 S. Harding  
Chicago, IL 60623

Property of Cook County Clerk's Office

MEDICAL CERTIFICATE OF DEATH

STATE OF ILLINOIS  
613635

July 10, 1985

REGISTRATION DISTRICT NO. **16.10** STATE OF ILLINOIS NUMBER

DECEASED-NAME **Arthur Morales** FIRST MIDDLE LAST SEX **Male** DATE OF BIRTH **July 7, 1985** (MONTH, DAY, YEAR)

AGE **7** MONTHS **0** DAYS **0** HOURS **1** MIN. DATE OF BIRTH (MONTH, DAY, YEAR)

RACE **White** PLACE OF BIRTH **Mexican** SEX **68** HUSBAND **1** WIFE **1** PARENT **1** CHILD **1** OTHER **0** DATE OF DEATH **Dec. 1, 1916** (MONTH, DAY, YEAR)

CITY, TOWN, VILL. OR ROAD DISTRICT NUMBER **Chicago** HOSPITAL OR OTHER INSTITUTION **Mt. Sinai Hospital** NAME (IF APPLICABLE) **D.O.A.**

7a. **Chicago** 7b. **Chicago** 7c. **Chicago** 7d. **Chicago** 7e. **Chicago** 7f. **Chicago** 7g. **Chicago**

8. **U.S.A.** 9. **U.S.A.** 10. **Married** 11. **Bernadine Gonzales**

12. **353-09-3842** 13a. **Laborer** 13b. **Steelmill** 13c. **Cook** 13d. **Illinois**

14a. **2610 So. Harding** 14b. **Chicago** 14c. **Yes** 14d. **Cook** 14e. **Illinois**

FATHER-NAME **Gregorio Morales** MOTHER-MAIDEN NAME **Blotisa Valdez**

15. **Bernadine Morales** 16. **Wife** 17a. **2619 So. Harding Chicago, Ill. 60623**

18. **Cardio Pulmonary Arrest** 19a. **No** 19b. **No**

20. **Probably Atherosclerotic Heart Disease**

21a. **3:17 P.M.** 21b. **7/9/85**

22. **Illinois License Number 36-59430**

23. **Illinois License Number 36-59430**

24. **Illinois License Number 36-59430**

25. **Illinois License Number 36-59430**

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42. **Illinois License Number 36-59430**

43. **Illinois License Number 36-59430**

STATE OF ILLINOIS  
COUNTY OF COOK SS  
CITY OF CHICAGO

I, LONNIE C. EDWARDS M.D. M.P.A.,  
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 OF 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 AS A  
RECORD KEPT BY ME IN PURSUANCE OF  
SAID LAWS AND ORDINANCES.

THIS CERTIFIED COPY VALID  
WHEN MULTICOLOR SEAL AND  
BLUE SIGNATURE ARE AFFIXED