



Doc#: 0628440158 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2006 03:10 PM Pg: 1 of 3

**Attorneys'
Title
Guaranty
Fund,
Inc.**

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

JOINT TENANCY AFFIDAVIT

Calvin J. Netter, hereinafter referred to as the affiant, states under oath that the affiant resides at 1111 1111 Ontario Street, Apt. 806, in the City of Oak Park, Illinois; that the affiant was acquainted with Lynn Netter, the decedent; that at the time of death, the decedent was one of the owners of the property, by virtue of a properly recorded joint tenancy warranty deed, said property, located in Cook County, Illinois, and legally described as follows: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

That 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;

That the decedent died on May 5, 2006, leaving a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was Non-Taxable, and that the value of the above property individually was Non-Taxable.

That the Illinois Inheritance Tax and the Federal Estate Tax, if any was due from the decedent's estate, has been paid in full;

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

The affiant hereby covenants and agrees, for himself/herself/themselves, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold **Attorneys' Title Guaranty Fund, Inc.** harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which the Fund 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 Lynn Netter, the decedent;
- 2) Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
- 3) Legacies, if any, created by the will of said decedent;
- 4) Rights to contribution.

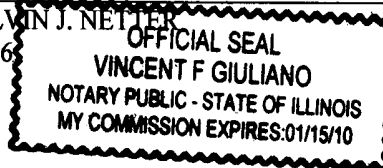
Subscribed and Sworn to before me this 27th day of September, 2006

[Signature]

Notary Public

Return to ↓

Prepared By and Mail To: Vincent F. Giuliano, 7222 W. Cermak Rd., Suite 300, North Riverside, IL 60546

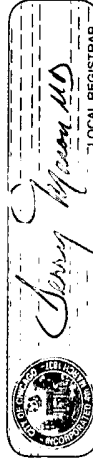


Attorneys' Title Guaranty Fund, Inc.
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

MAY 10 2006

I, TERRY MASON 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 Obedience OF SAID
LAW AND ORDINANCES.



**THIS CERTIFICATE COPY VALID WHEN
MULTICOLOR SIGNATURE SEAL IS
AFFIXED.**

STATE FILE
NUMBER
006565

MEDICAL CERTIFICATE OF DEATH

STATE OF ILLINOIS

REGISTRATION
DISTRICT NO. 1610

DECEASED-NAME		FIRST		MIDDLE		LAST		SEX		DATE OF DEATH (MONTH, DAY, YEAR)	
1. COUNTY OF DEATH		Lynn				Netter		Female		May 5, 2006	
4. Cook		AGE-LAST BIRTHDAY (YRS)		5a. 85		UNDER 1 YEAR		UNDER 1 DAY		DATE OF BIRTH (MONTH, DAY, YEAR)	
CITY, TOWN, TWP, OR ROAD DISTRICT NUMBER		HOSPITAL OR OTHER INSTITUTION-NAME (IF NOT IN EITHER, GIVE STREET AND NUMBER)		5b. 85		DAYS		HOURS		5d. MARCH 14, 1921	
6a. Chicago		6b. Rush University Medical Center		8b. CALVIN J. NETTER		NAME OF SURVIVING SPOUSE (MAIDEN NAME, IF WIFE)		6c. Inpatient		IF HOSP. OR INST. INDICATE D.O.A. (OPENER, RM, INPATIENT SPECIFY)	
BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY)		MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY)		8a. MARRIED		KIND OF BUSINESS OR INDUSTRY		EDUCATION (SPECIFY ONLY HIGHEST GRADE COMPLETED)		9. NO	
7. CHICAGO, IL		USUAL OCCUPATION		PERSONAL ANALYSIS		11b. A T & T		12. College (1-4 or 5+)		WAS DECEASED EVER IN U.S. ARMED FORCES? (YES/NO)	
SOCIAL SECURITY NUMBER		10. 322-16-0172		RESIDENCE (STREET AND NUMBER)		13a. 1020 N. HARLEM		13b. RIVER FOREST		COUNTY	
13a. 1020 N. HARLEM		ZIP CODE		RACE (WHITE, BLACK, AMERICAN INDIAN, etc.) (SPECIFY)		14a. WHITE		14b. ☒ NO ☐ YES		SPECIFY: 13d. COOK	
13b. ILLINOIS		13f. 60305		FATHER-NAME		ALBERT		MOTHER-NAME		SOPHIA	
15. ALBERT		BABCZ		RELATIONSHIP		HUSBAND		MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, ZIP)		60305	
INFORMANT'S NAME (TYPE OR PRINT)		17a. CALVIN J. NETTER		17c. 1020 N. HARLEM RIVER FOREST, IT		18. PART I.		Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.		19a. No	
Immediate Cause (Final disease or condition resulting in death)		(a) Pericardial Tamponnade		DUE TO, OR AS A CONSEQUENCE OF		(b) Pericarditis		DUE TO, OR AS A CONSEQUENCE OF		5 days	
CONDITIONS, IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST.		(c) Papillary Fibroelastoma Aortic Valve		PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.		19b. 5 days		2 months		2 months	
DATE OF OPERATION, IF ANY		20a. May 1, 2006		20b. Pericardial window		20c. YES ☐ NO ☒		20d. 10:10 P		M.	
19c. (DID NOT) ATTEND THE DECEASED AND LAST SAW HIM/HER ALIVE ON		21a. May 4, 2006		21b. NO		21c. 10:10 P		21d. 5/7/06		ILLINOIS LICENSE NUMBER	
TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.		22a. SIGNATURE		22b. Dr. Bruce Huck		22c. 1653 W. Congress Pkwy Chgo IL 60612		22d. 36071415		NOTE: IF AN INJURY WAS INVOLVED IN THIS DEATH THE CORONER OR MEDICAL EXAMINER MUST BE NOTIFIED.	
NAME AND ADDRESS OF CERTIFIER		23. PETERSON FUNERAL HOME		24a. BURIAL		24b. ST. ADALBERT		24c. NILES ILLINOIS		DATE (MONTH, DAY, YEAR)	
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER		24d. ST. ADALBERT		24e. NILES ILLINOIS		24f. MAY 11, 2006		24g. MAY 11, 2006		24h. MAY 11, 2006	
CEMETERY OR CREMATORY-NAME		24i. ST. ADALBERT		24j. NILES ILLINOIS		24k. MAY 11, 2006		24l. MAY 11, 2006		24m. MAY 11, 2006	
REMOVAL (SPECIFY)		24n. ST. ADALBERT		24o. NILES ILLINOIS		24p. MAY 11, 2006		24q. MAY 11, 2006		24r. MAY 11, 2006	
FURNAL HOME		24s. PETERSON FUNERAL HOME		24t. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24u. 60707		24v. 60707		24w. 60707	
FURNAL DIRECTOR'S SIGNATURE		24x. PETERSON FUNERAL HOME		24y. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24z. 60707		24aa. 60707		24ab. 60707	
LOCAL REGISTRAR'S SIGNATURE		24ac. PETERSON FUNERAL HOME		24ad. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24ae. 60707		24af. 60707		24ag. 60707	
24b. PETERSON FUNERAL HOME		24c. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24d. 60707		24e. 60707		24f. 60707		24g. 60707	
24h. PETERSON FUNERAL HOME		24i. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24j. 60707		24k. 60707		24l. 60707		24m. 60707	
24n. PETERSON FUNERAL HOME		24o. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24p. 60707		24q. 60707		24r. 60707		24s. 60707	
24t. PETERSON FUNERAL HOME		24u. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24v. 60707		24w. 60707		24x. 60707		24y. 60707	
24z. PETERSON FUNERAL HOME		24aa. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24ab. 60707		24ac. 60707		24ad. 60707		24ae. 60707	
24af. PETERSON FUNERAL HOME		24ag. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24ah. 60707		24ai. 60707		24aj. 60707		24ak. 60707	
24al. PETERSON FUNERAL HOME		24am. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24an. 60707		24ao. 60707		24ap. 60707		24aq. 60707	
24ar. PETERSON FUNERAL HOME		24as. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24at. 60707		24au. 60707		24av. 60707		24aw. 60707	
24ax. PETERSON FUNERAL HOME		24ay. 6938 W. NORTH AVE. CHICAGO ILLINOIS		24az. 60707		24ba. 60707		24bb. 60707			

UNOFFICIAL COPY

1020 N Harlem ave, 50, River Forest IL 60305

Parcel 1: Unit Number 'D'-5, in Landers House Condominium, as delineated on a survey of the following described real estate:

All of Lot 10 and the North 1/2 of Lot 11, together with all of the vacated alley lying West of and adjoining Lot 10 and the North 1/2 of Lot 11, all in Block 8 in the Subdivision of Blocks 1, 8, 9, 10, 11, 14, 15 and 16 in Bogues Addition, to Oak Park, being a subdivision in the Southeast 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian,

Parcel 2: The right to the use of Parking Spaces 56 and 57, Limited Common Elements as set forth in the Declaration of Condominium recorded as Document No. 25646856.

15-01-406-032-1028

Property of Cook County Clerk's Office