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Doc#: 0634502046 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/11/2006 09:04 AM Pg: 1 of 5

JOINT TENANCY AFFIDAVIT

STATE OF California)
COUNTY OF Los Angeles) SS

Ana Maria Diaz,
hereby referred to as the affiant, states under
oath that the affiant resides at
1568 Via Arroyo

In the City of La Verne,
State of California;
that the affiant was acquainted with
Edgar A. Diaz,
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 Legal Description

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 February 7, 2005, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 369,000.00, and that the value of the above property individually was \$ 369,000.00.

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.

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

SK9

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ATTORNEYS TITLE GUARANTY FUND INC.

LEGAL DESCRIPTION

Legal Description:

Lot 32 and the South 1/2 of Lot 33 in Block 15 in Mamerow's Boulevard Addition to Irving Park, a subdivision of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number:

Property ID: 13-14-424-012-0000

Property Address:

4025 N. Central Park
Chicago, IL 60660

Property of Cook County Clerk's Office

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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:

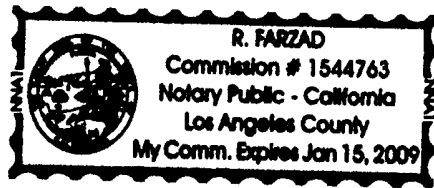
1. Claims against the estate of Edgar A. Diaz, the decedent;
2. State Estate/Inheritance Tax and Federal Estate Tax that may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights of contribution.

Ana Maria Cruz (Seal)
Ana Maria Diaz (Seal)

Subscribed and sworn to before me this

13th day of September, 2006
(Month) (Year)

R. Farzad
(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:

Jenny M. Cruz, Esq.
(Name)

4432 S. Pulaski Rd.
(Address)

Chicago, Illinois 60632
(City, State, Zip)

Return to:

Jenny Cruz
(Name)

4432 S Pulaski Rd.
(Address)

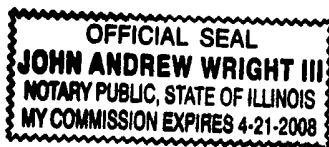
Chicago, IL 60632.
(City, State, Zip)

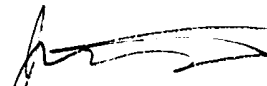
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The below signer of the Civil Registry of the Municipality of Quetzaltenango, Department of Quetzaltenango of the Republic of Guatemala certifies that in section number 136 page 69 of Book 90 there appears registered the act of DEATH of Edgar Alfonso Díaz González who passed away in this city the 7th day of February 2005, at 8:30 am. The cause of death was: An acute Heart Attack, Arterial Hypertension and Type 2 Millitus Diabetes. This is according to the medical opinion sent from Dr. Juan Deyet Herrera. The decedent was 49 years old and married to Ana María Díaz Barrera, a student and son of Gregorio Alfonso Díaz López and Lilia Amparo González. The Decedent was a citizen of Quetzaltenango and a Guatemalan National. Signatures. The witness, Civil Reg., Illegible. The present document was drafted at the Muncial Department of Quetzaltenango the 13th day of May, 2005.

Translated by

Julie Masco

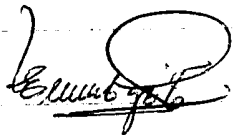
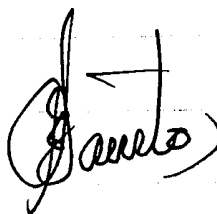
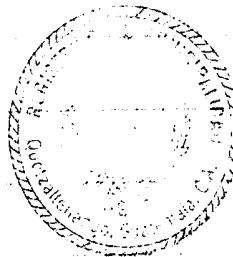



11/30/06

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Nº 024729

EL INFRASCRITO REGISTRADOR CIVIL DEL Municipio DE
 QUETZALTENANGO, Departamento DE QUETZALTENANGO
 REPUBLICA DE GUATEMALA, CERTIFICA: Que en la partida No.
 136 folio 69 del libro 90 A aparece inscrito el acta de DEFUNCION
 de: **Edgar Alfonso Díaz González** falleció en esta ciudad
 el día siete de febrero del dos mil cinco. A las ocho horas con treinta
 minutos. A consecuencia de : Infarto Agudo Corazón , Hipertensión
 Arterial, Diabetes Mellitus tipo 2. Según consta en el informe médico que
 se tuvo a la vista expedido por El Dr. Juan Deyet Herrera. El fallecido
 era de 49 años de edad casado con: Ana María Díaz Barrera. Estudiante.
 Hijo de Gregorio Alfonso Díaz López y de Lilia Amparo González
 originario de Quetzaltenango. De nacionalidad Guatemala. Firmas . El
 compareciente, El Reg. Civil. Ilegible. Se extiende la presente en el
 Municipio y departamento de Quetzaltenango. A trece de mayo del dos
 mil cinco.

County of Cook
 State of Illinois

This is a true and correct copy of the
 original document exhibited to me
 this 11 day of May 2006

