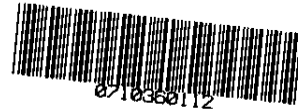


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AFFIDAVIT CONCERNING THE DEATH OF ANASTASIOS J. MANOLAS



Doc#: 0710360112 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 04:13 PM Pg: 1 of 4

I, LARRY M. DREYFUS, hereby depose and state under oath that:

1. I am an attorney licensed to practice law in the State of Illinois, and have been so continuously since 1979. My address is:

Larry M. Dreyfus, Esq.
Attorney At Law
175 East Delaware Place
Suite 4219
Chicago, IL 60611

2. In 2006 I represented Anastasios J. Manolas, Maria Manolas and H. Robert Bartell III for their purchase of certain real estate, commonly known as Unit 3101 in the 5455 Edgewater Plaza Condominium, located at 5455 N. Sheridan Road (hereinafter- "Property"). The legal description of the Property is provided below.

3. The deed that Anastasios J. Manolas, Maria Manolas and H. Robert Bartell III received from the Grantor on or about April 27, 2006, marked by the Cook County Recorder as Doc# 0613802116 and recorded on May 18, 2006, accurately described the title that Anastasios J. Manolas, Maria Manolas and H. Robert Bartell II desired.

4. Said deed states that Anastasios J. Manolas, Maria Manolas and H. Robert Bartell III took title to the Property all as "joint tenants with the right of survivorship", and not as tenants in common.

5. It was the intent of Anastasios J. Manolas, Maria Manolas and H. Robert Bartell III for all of them to own the Property as "Joint Tenants" so that in the event that either of them pre-deceased the others, the survivors of them would exclusively own the Property. I personally explained the above to each of them; and each responded that they understood.

6. Specifically with respect to Anastasios J. Manolas, who was in ill health and an older man facing his mortality, he stated to me during the process to purchase the Property that it was his intent that upon his death for his interest in the Property to go to his daughter, Maria Manolas and her husband, H. Robert Bartell.

7. Anastasios J. Manolas explained to me that his decision to be a "Joint Tenant" in said Property with his daughter, Maria Manolas and her husband, H. Robert Bartell, and not Tenants In Common, was as part of his estate plan.

8. On or about April 3, 2007, Anastasios J. Manolas died. Attached to this Affidavit is a certified "Medical Certificate Of Death", documenting his death.

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9. It is my legal opinion that upon the death of Anastasios J. Manolas title to the Property, as a matter of law, instantly vested in Maria Manolas and H. Bartell, III, as joint tenants with the right of survivorship, and not as tenants in common.

10. The legal description and PIN for the Property are:

Unit 3101 in the 5455 Edgewater Plaza Condominium, as delineated on a Survey of the following described real estate:

Part of the South 242 Feet of the North 875 Feet of the East fractional 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principle Meridian, in Cook County, Illinois ("Property")

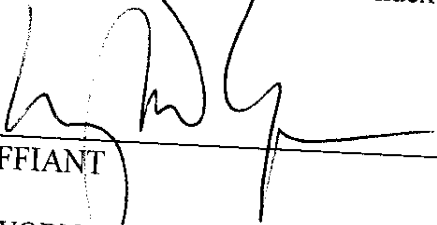
which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 24870735 together with its undivided percentage interest in the Common Elements.

Party of the first part also hereby grants to the party(s) of the second part, his (their) successors and assigns and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein and the right to grant said rights and easements in conveyance and mortgages of said remaining property.

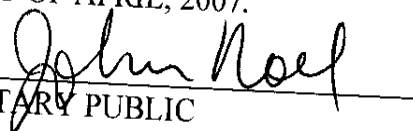
The Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length therein.

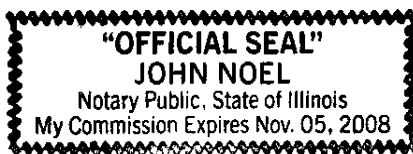
Address of Property: 5455 North Sheridan Road, Unit 3101, Chicago, IL 60640.

Permanent Real Estate Index Number: 14-08-203-016-1348


AFFIANT

SWORN AND SUBSCRIBED
TO BEFORE ME THIS 13
DAY OF APRIL, 2007.


NOTARY PUBLIC



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This Affidavit was prepared by:

Larry M. Dreyfus, Attorney At Law
John Hancock Center
175 East Delaware Place
Suite 4819
Chicago, IL 60611-1748
(312) 787-5524

Mail a copy this Affidavit to:

Larry M. Dreyfus, Attorney At Law
John Hancock Center
175 East Delaware Place
Suite 4819
Chicago, IL 60611-1748

Property of Cook County Clerk's Office

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CITY OF CHICAGO
DEPARTMENT OF PUBLIC HEALTH

STATE OF ILLINOIS

REGISTRATION DISTRICT NO. **16.10**

MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

APR 0 8 2007

DECEASED-NAME: **John Manolas** LAST: **Manolas** SEX: **Male** DATE OF DEATH (MONTH, DAY, YEAR): **April 3, 2007**

CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER: **Chicago**

AGE-LAST BIRTHDAY (YRS): **78** UNDER 1 DAY: **0** HOURS: **0** MIN.: **0** DATE OF BIRTH (MONTH, DAY, YEAR): **October 25, 1928**

HOSPITAL OR OTHER INSTITUTION-NAME (IF NOT IN EITHER, SPECIFY INSTITUTION NUMBER): **Northwestern Memorial Hospital, Inpatient**

6a. BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY): **Greece**

8a. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY): **Widowed**

8b. NAME OF SURVIVING SPOUSE (MAIDEN NAME, IF WIFE): **Northwestern Memorial Hospital, Inpatient**

9. WAS DECEASED EVER IN U.S. ARMED FORCES? (YES/NO): **NO**

10. 578-52-4682

11a. OWNER: **Restaurant**

11b. CITY, TOWN, TWP. OR ROAD DISTRICT NO.: **Lake Forest**

11c. INSIDE CITY (YES/NO): **Yes**

11d. COUNTY: **Lake**

11e. ZIP CODE: **60045**

11f. RACE (WHITE, BLACK, AMERICAN INDIAN, etc.) (SPECIFY): **White**

11g. OF HISPANIC ORIGIN? (SPECIFY NO OR YES - IF YES, SPECIFY CUBAN, MEXICAN, PUERTO RICAN, etc.): **NO**

11h. MOTHER-NAME FIRST MIDDLE LAST: **Eleni**

11i. RELATIONSHIP: **Applicant**

11j. MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, ZIP): **1760 Cassadell, 17c, 251 E Huron, Chicago, IL 60611**

17a. **Huron**

17b. **251 E Huron, Chicago, IL 60611**

18. PART I. Immediate Cause (Final disease or condition resulting in death): **(a) Pneumonia with Sepsis**

CONDITIONS, IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a), STATING THE UNDERLYING CAUSE LAST: **(a) DUE TO, OR AS A CONSEQUENCE OF**

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.

20a. MAJOR FINDINGS OF OPERATION: **None**

20b. DATE OF OPERATION, IF ANY: **None**

20c. IF FEMALE, WAS THERE A PREGNANCY IN PAST THREE MONTHS? **NO**

20d. AUTOPSY (YES/NO): **NO**

20e. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (YES/NO): **NO**

21a. **Did not attend April 3, 2007**

21b. WAS CORONER OR MEDICAL EXAMINER NOTIFIED? (YES/NO): **NO**

21c. HOUR OF DEATH: **5:15 P. M.**

21d. DATE SIGNED: **April 3, 2007**

22a. SIGNATURE: **John M.D.**

22b. NAME AND ADDRESS OF CERTIFIER (TYPE OR PRINT): **John M.D.**

22c. ILLINOIS LICENSE NUMBER: **025-049115**

22d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (TYPE OR PRINT): **John M.D.**

23. CEMETERY OR CREMATORY-NAME: **Oak Grove Cemetery**

23a. LOCATION: **Springfield, Massachusetts**

23b. DATE (MONTH, DAY, YEAR): **April 14, 2007**

24a. FUNERAL HOME: **Oak Grove Cemetery**

24b. STREET AND NUMBER OR R.F.D.: **24c Springfield, Massachusetts**

24c. CITY OR TOWN: **Springfield**

24d. STATE: **Massachusetts**

24e. ZIP: **01104**

25a. JOHN G. ADINAMIS FUNERAL DIRECTOR, LTD 6150 N. Cicero Ave. Chicago, IL 60646

25b. FUNERAL DIRECTOR'S SIGNATURE: **John G. Adinamis**

25c. FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER: **034-015656**

25d. DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR): **APR 05 2007**

26a. LOCAL REGISTRAR'S SIGNATURE: **John M.D.**

26b. DATE (MONTH, DAY, YEAR): **APR 05 2007**

I, TEPANY 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 OBTAINANCE OF SAID LAW AND ORDINANCES.



THIS CERTIFICATE COPY VALID WHEN MULTICOLOR SIGNATURE SEAL IS AFFIXED.