

UNOFFICIAL COPY



Doc#: 0710318031 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 10:47 AM Pg: 1 of 3

JOINT TENANCY AFFIDAVIT

Prepared By and MAIL TO:
Hegarty, Kowols & Associates PC
301 W. Touhy
Park Ridge, IL 60068
(847) 692-3031

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

GERALDINE F. MORETTI,

hereby referred to as the affiant, states under oath that the affiant resides at 8048 N. Octavia, Village of Niles, Illinois; that the affiant was acquainted with DINO A. MORETTI, 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:

THE SOUTH HALF OF LOT 185 AND ALL OF LOT 186 IN FIRST ADDITION TO GRENNAN HEIGHTS, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF MILWAUKEE ROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8048 N. Octavia, Niles, IL 60714
PIN: 09-24-423-051-0000 and 09-24-423-052-0000

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 thereof or the creation of interest to take effect in possession or enjoyment after death;

That the decedent died on June 29, 1996, leaving no last will and testament. A certified copy of the death certificate is attached hereto and a copy of the last will and testament, if any.

That the total value of decedent's estate at death, including the taxable interest in the above property was less than the applicable Federal Unified Tax Credit and that the value of the above property individually was less than the applicable Federal Unified Tax Credit.

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

UNOFFICIAL COPY

That affiant hereby covenants and agrees, for himself/herself/themselves, heirs, personal representatives or assignees, to forever indemnify, protect, defend and hold NA harmless and to reimburse said title company for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which said title company 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 DINO A. MORETTI, 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 of contribution.

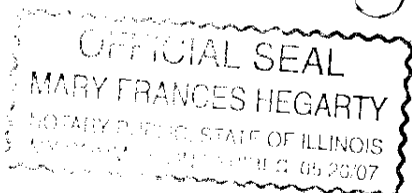
Geraldine F. Moretti

 GERALDINE F. MORETTI

Signed and sworn to before me this
12 day of February, 2007

Mary Frances Hegarty

 Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE FILE NUMBER

STATE OF ILLINOIS MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. 16.0

Form with fields for deceased name (Dino A. Moretti), date of death (June 29, 1996), cause of death (Metastatic non-small cell carcinoma), and certifier information (David H. Khikian MD).

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent in item 1 and that this record was established and filed in my office in accordance with the provisions of Illinois statutes relating to the registrar of birth, stillbirth and death.

Date: JUL 01 1996 Signed: Nadine Mc Curry At Cook County Department of Public Health - Local Registrar 1010 Lake Street - Suite 300 - Oak Park, Illinois 60301

25c. 34-009451 DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR) JUL 01 1996 26b. (BASED ON 1988 U.S. STANDARD CERTIFICATE)