

0720105210

10/13

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ATTORNEYS' TITLE GUARANTY FUND, INC.



Doc#: 0720105210 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/20/2007 12:56 PM Pg: 1 of 4

JOINT TENANCY AFFIDAVIT

STATE OF Illinois) COUNTY OF Cook) SS

Bogdan Grzymala, hereby referred to as the affiant, states under oath that the affiant resides at 8650 Shermer Road, Niles, IL 60714; that the affiant was acquainted with Helena Grzymala; at the time of the decedent's death, the decedent was one of the owners of a parcel of property by virtue of a properly recorded joint tenancy or tenancy by the entirety deed, said property located in COOK County, Illinois, and legally described as follows:

PARCEL A:

UNIT NUMBER 310 IN THE OXFORD TUN CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

PARCEL 1:

LOTS 1 TO 8 AND 11 TO 14 IN DEMPSTER PARK ADDITION BEING A SUBDIVISION OF LOT 4 (EXCEPT PART TAKEN FOR DEMPSTER PARK, A SUBDIVISION OF THE NORTH 660 FEET THEREOF). MEASURED ON THE WEST LINE THEREOF IN DILG'S SUBDIVISION OF THAT PART OF THE WEST FRACTIONAL HALF LYING NORTH OF THE SOUTH 18.63 CHAINS EXCEPT THE SOUTH ROD OF THAT PART LYING WEST OF THE OLD TELEGRAPH ROAD AND THAT PART OF THE EAST HALF LYING WEST OF THE NORTH BRANCH ROAD AND NORTH OF THE SOUTH 18.63 CHAINS (EXCEPT THE NORTH 3.25 CHAINS THEREOF) ALL BEING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NILES, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF VACATED 16 FOOT WIDE NORTHWESTERLY, SOUTHWESTERLY ALLEY LYING WEST OF AND ADJOINING LOTS 1 TO 6 IN DEMPSTER PARK ADDITION AFORESAID, ALSO THE NORTH 1/2 OF VACATED 16 FOOT WIDE EAST WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 11 TO 14 IN DEMPSTER PARK ADDITION AFORESAID: ALSO THE WEST 1/2 OF VACATED 15 FOOT WIDE NORTHWESTERLY, SOUTHWESTERLY ALLEY LYING EAST OF AND ADJOINING LOT 11 AND THE EAST LINE OF LOT 11 EXTENDED SOUTH TO THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST WIDE ALLEY SOUTH AND ADJOINING LOT 11 IN DEMPSTER PARK ADDITION, AFORESAID: IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 7 AND THE EAST 1/2 OF THE VACATED 16 FOOT WIDE NORTHWESTERLY, SOUTHWESTERLY ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 EXCEPTING THEREFROM THAT PART DESCRIBED AS : BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7: THENCE WESTERLY ALONG THE SOUTHERLY LINE AND SAID SOUTHERLY LINE EXTENDED WESTERLY OF SAID LOT A DISTANCE OF 115.9 FEET TO THE CENTER LINE OF THE VACATED ALLEY WESTERLY OF AND ADJOINING LOT 7: THENCE NORTHERLY ALONG THE CENTER LINE OF SAID VACATED ALLEY A DISTANCE OF 16.31 FEET: THENCE EASTERLY ALONG A STRAIGHT LINE A DISTNACE OF 117.04 FEET TO THE POINT OF BEGINNING IN DEMPSTER PARK ADDITION BEING A SUBDIVISION OF LOT 4 (EXCEPT PART TAKEN FOR DEMPSTER PARK, A SUBDIVIISON OF THE NORTH 660 FEET THEREOF) MEASURED ON THE WEST LINE

Handwritten initials and signature at bottom right corner.

UNOFFICIAL COPY**JOINT TENANCY AFFIDAVIT**
(continued)

THEREOF IN DILG'S SUBDIVISION OF THAT PART OF THE WEST FRACTIONAL HALF LYING NORTH OF THE SOUTH 18.63 CHAINS EXCEPT THIS 1 ROD OF THAT PART LYING WEST OF THE OLD TELEGRAPH ROAD AND THAT PART OF THE EAST HALF LYING WEST OF THE NORTH BRANCH ROAD AND NORTH OF THE SOUTH 18.63 CHAINS (EXCEPT THE NORTH 3.25 CHAINS THEREOF) ALL BEING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NILES, COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 17 IN CHESTERFIELD NILES RESUBDIVISION UNIT 3 BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 17 WHICH IS 41.34 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 17 TO A POINT IN THE CENTER LINE OF THE VACATED ALLEY LYING WESTERLY OF AND ADJOINING LOT 7 IN DEMPSTER PARK ADDITION (ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1928, AS DOCUMENT NUMBER 9983855) SAID POINT BEING 18.31 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 7 EXTENDED WESTERLY, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION MADE BY ASSOCIATED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1996 AND KNOWN AS TRUST NUMBER 1874 AND RECORDED AS DOCUMENT NUMBER 97083933 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ALSO:

PARCEL B:

THE EXCLUSIVE RIGHT OF THE USE OF PARKING SPACE P6 AND STORAGE SPACE S6 LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF OXFORD RUN CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 97083933.

Permanent Index Number(s): 10-19-107-076-1030

Property Address: 8650 N. Shermer Road, Niles, IL 60714

The decedent died on ^{JUNE 20, 2001} leaving ^{NO} a last will and testament;

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 total value of decedent's estate, including the taxable interest in the above property, is ^{350,000.00} , and that the value of the above property individually is ~~407,000.00~~ ^{298,000.00}

The State 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.

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 Helena Grzymala, deceased, 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.


Bogdan Grzymala

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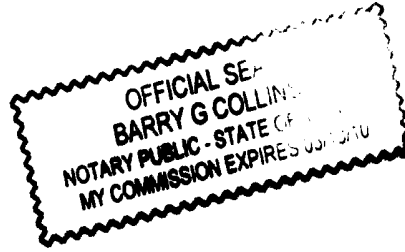
JOINT TENANCY AFFIDAVIT (continued)

Subscribed and sworn to before me this

29th day of JUNE, 2007
(Month) (Year)

Barry G. Collins
(Notary Public)

My commission expires: 8-13-2010



Note: If the decedent left a will, a certified copy thereof must be presented to ATG for inspection, along with a certified copy of the death certificate and evidence of payment of death taxes, if any.

This instrument prepared by:
Barry G. Collins
733 Lee Street, Suite 210
Des Plaines, IL 60016

Return to:
~~Tuttle, Vedral & Collins, P.C.
733 Lee Street, Suite 210
Des Plaines, IL 60016~~

~~GREGORY E. POLITIS
ATTORNEY AT LAW
6157 N. JESSUP RD #195
CHICAGO, IL 60660~~

TUTTLE, VEDRAL & COLLINS, P.C.
733 LEE STREET, SUITE 210
DES PLAINES, ILLINOIS 60016

Property of Cook County Clerk's Office

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DEPARTMENT OF PUBLIC HEALTH

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

JUN 26 2001

I, JOHN L. WILHELM, 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.

John L. Wilhelm, MD
LOCAL REGISTRAR

THIS CERTIFICATE COPY VALID WHEN MULTICOLOR SIGNATURE SEAL IS AFFIXED.

STATE OF ILLINOIS
REGISTERED NUMBER **16.10**
MEDICAL CERTIFICATE OF DEATH

DECEASED-NAME: HELENA
COUNTY: COOK
CITY: CHICAGO

1. COUNTY OF DEATH: COOK
2. SEX: FEMALE
3. DATE OF BIRTH: JUNE 20, 2001
4. DATE OF DEATH: JUNE 25, 2001
5. TIME OF DEATH: 6:13 P.M.
6. PLACE OF DEATH: MILWAUKEE HOME FUNERAL HOME

7. POLAND
8. CHICAGO
9. WIDOWED
10. 126-40-3175
11. GENERAL
12. MILWAUKEE HOME FUNERAL HOME
13. 60714
14. WELLS
15. WESLEY A. STINICH
16. JOSEPH LISZENSKI
17. MARISOL PEREZ
18. PART I

19. METASTATIC MULTIPLE MYELOMA
20. METASTATIC MULTIPLE MYELOMA
21. METASTATIC MULTIPLE MYELOMA

22. SIGNATURE: *Wesley A. Stinich*
23. F. PROCKOWSKA
24. ST. ADALBERT CEMETERY
25. MAJEC & SONS FUNERAL HOME
26. WESLEY A. STINICH

27. CHICAGO
28. ILLINOIS
29. JUNE 25, 2001
30. 60646

31. 034-011619
32. JUN 26 2001