UNOFFICIAL COPY

JOINT	TENANCY	AFFID	AVIT
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Jean Kern hereby referred to as the affiant, states under oath that the affiant resides at 330 Tulip, In the City of Glenwood State of Illinois; that the affiant was acquainted with John M. Kern 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	Α.	-1	
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state of Illinois; that the affiant was acquainted with, 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 County, State of	oath that the af	fiant resides at _	
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	State of $\frac{\overline{I}}{that the affiant}$	111no1s was acquainted v	;
described as follows:	the decedent; decedent was of by virtue of tenancy deed, Cook IIIIn	at the time of the owners a properly resaid property Colors	of property, corded joint located in



Doc#: 1117304089 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 06/22/2011 11:30 AM Pg: 1 of 3

Lot 389 in the Seventh Addition to the Glenwood Gardens being that part of the Southeast 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian in Cook County, ILlinois

Commonly Known As: 330 Tulip Drive, Glanwood, IL 60425

P.I.N.: 32-03-415-031-0000

The decedent had no interest in any business or partnership, nor held any power crapi ointment 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 <u>November 2, 1989</u>, leaving no/a last will and testament:

The total value of decedent's estate, including the taxable interest in the above property was \$ no transle estate , and that the value of the above property individually was \$ no taxable estate .

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.

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1117304089 Page: 2 of 3

UNOFFICIAL COPY

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	John M. Kern	, the decedent;	
2. State Estate/Inheritance Tax and Federal E		against the estate of said decedent;	
3. Legacies, if any, created by the will of said4. Rights of contribution.	a decedent;		
<u> </u>			
	Jea	n Kern	_(Seal
		/	(Seal
Subscribed and sworn to before me this			
20th day of May	, <u>Zoll</u>	OFFICIAL SEAL	
(Twonth)	(Year)	CLAIRE SMITH Notary Public - State of Illinois	
Clame mouth		My Commission Expires Apr 22, 2014	
(Notary Public)			
Note: If the decedent left a will, it will	be necessary that the original	al or certified copy thereof be presented to A	ATG fo
		taxes, if any, should accompany this affidavit.	
	. (
	0,		
This instrument prepared by:		turn to: ristopher J. Cummings	
Christopher J. Cummings Cummings & Duda, Ltd.		rmings & Duda, Ltd.	
(Name)		(Name)	
2024 Hickory Road, Suite 205	20	24 hickory Road, Suite 205	
(Address		(Address)	
		4	
Homewood, IL 60430	<u>Ho</u>	mewood, IL 60430	
(City, State, Zip)		(City, Sau Zip)	

1117304089 Page: 3 of 3

HARVEY, ILL

HARVEY, ILLINOIS DISTRICT 16.34

DENT'S BI RTH NO.	REGISTRATION //	. ZU	l		• • • • • • • • • • • • • • • • • • • •	OF ILLINOIS			STATE FILE NUMBER		
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ital, or Physiciana	COUNTY OF DEATH	··········		AGE-LAST BIRTHDAY	UNDER 1	YEAR UNDER 1 DAYS HOURS M	DATE OF	BIRTH MONTH	DAY, YEAR)		
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CERTIFIED COPY OF VITAL RECORDS

I HEREBY CERTIFY THAT THE FOREGOING is a true and correct copy of the DEATH record for the individual named therein and that this record was established and filed in my office in accordance with the provisions of the ILLINOIS STATUTES relating to the registration of BIRTHS, STILLBIRTHS and DEATHS.

D63714

DATE ISSUED

JUL 27 2009

ISSUED AT:

CITY OF HARVEY 15320 SO. BROADWAY AVE. ILLINOIS 60426 Maney L. Clark

NANCY L. CLARK
LOCAL REGISTRAR

This copy not valid unless prepared on engraved border displaying seal and signature of Local Registrar.

