

# UNOFFICIAL COPY

## DECEASED JOINT TENANCY AFFIDAVIT

Yolanda Nix-Bullen and Edward Nix, hereinafter referred to as Affiants, being duly sworn, state that Yolanda Nix-Bullen resides at 822 Shadow Lakes Dr., Willow Spring, North Carolina 27592, and Edward Nix resides at 7750 Natchez, Burbank, Illinois 60459. That Affiants were acquainted with James Nix and Elvira Nix, hereinafter referred to as the Deceased or Decedent(s), and at the time of Decedents' deaths, were the owners of the land in Cook County, Illinois, described as:

**Lot 20 in Block 21 in Frederick II, Bartlett's first addition to Greater 79<sup>th</sup> Street subdivision, being a subdivision of the South East ¼ of the South East ¼ of Section 30, also the South West ¼ of the South West ¼ and the South East ¼ of South West ¼ of Section 29, Township 38 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois.**

19-30-404-040-0000  
More commonly described as 7750 Natchez, Burbank, IL 60459.

That Decedent Elvira Nix, died on November 10, 2011, as evidenced by a copy of Deceased's death certificate attached hereto, and the Decedent James Nix, died on November 1, 1993, as evidenced by a copy of Deceased's death certificate attached hereto.

That the Decedents, at the time of their deaths, held their share of the above-mentioned property as a joint tenant and that the Decedents died leaving no last will & testament.

That the total value of the estate of the Decedents, for estate tax purposes, including both real and personal property owned by the Decedents either individually or in joint tenancy at the time of their deaths, does not exceed the sum of \$200,000.00.

Affiants make this Affidavit for the purpose of any individual or corporation who may be harmed by the Affiants' lack of veracity.

  
\_\_\_\_\_  
Edward Nix, Affiant

  
\_\_\_\_\_  
Yolanda Nix-Bullen, Affiant



Doc#: 1209046029 Fee: \$72.00  
Eugene "Gene" Moore FLSF Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2012 11:16 AM Pg. 1 of 1

**CERTIFICATION OF DEATH RECORD**  
**UNOFFICIAL COPY**

**COOK COUNTY CLERK VITAL RECORDS**  
**CHICAGO, ILLINOIS**  
**MEDICAL CERTIFICATE OF DEATH**

STATE FILE NUMBER 2011 0084696

DATE ISSUED 11/16/2011

DECEDENT'S LEGAL NAME ELVIRA NIX			SEX FEMALE	DATE OF DEATH NOVEMBER 10, 2011																																		
COUNTY OF DEATH COOK		AGE AT LAST BIRTHDAY 84 YEARS	DATE OF BIRTH MARCH 09, 1927																																			
CITY OR TOWN PALOS HEIGHTS		HOSPITAL OR OTHER INSTITUTION NAME PALOS COMMUNITY HOSPITAL																																				
PLACE OF DEATH INPATIENT																																						
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER 361-12-7878	STATUS AT TIME OF DEATH WIDOWED		SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO																																	
RESIDENCE 7750 S NATCHEZ		APT. NO.	CITY OR TOWN BURBANK		INSIDE CITY LIMITS? YES																																	
COUNTY COOK	STATE IL	ZIP CODE 60459	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION FRANK HUERTA		MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JOSEPHINE GORDOVA																																	
INFORMANT'S NAME EDWARD J NIX		RELATIONSHIP SON		MAILING ADDRESS 7750 S NATCHEZ, BURBANK, IL, 60459																																		
METHOD OF DISPOSITION BURIAL		PLACE OF DISPOSITION SAINT MARY CATHOLIC CEMETERY		LOCATION - CITY OR TOWN AND STATE EVERGREEN PARK, IL	DATE OF DISPOSITION NOVEMBER 17, 2011																																	
FUNERAL HOME WOODLAWN FUNERAL HOME, 7750 W. CEMPARK RD, FOREST PARK, IL, 60130																																						
FUNERAL DIRECTOR'S NAME PETER B KENNEDY				FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016156																																		
LOCAL REGISTRAR'S NAME DAVID ORR				DATE FILED WITH LOCAL REGISTRAR NOVEMBER 15, 2011																																		
<table border="0"> <tr> <td rowspan="4"> <b>CAUSE OF DEATH</b>                      IMMEDIATE CAUSE  <small>(Final disease or condition resulting in death)</small> </td> <td colspan="5">PART I. MYOCARDIAL INFARCTION</td> </tr> <tr> <td>a.</td> <td colspan="4">_____</td> <td rowspan="4" style="background-color: black; color: white; text-align: center; vertical-align: middle;">                         APPROXIMATE                          INTERVAL BETWEEN                          ONSET AND DEATH                     </td> </tr> <tr> <td>b.</td> <td colspan="4">CORONARY ARTERY DISEASE</td> </tr> <tr> <td>c.</td> <td colspan="4">ATHEROSCLEROTIC HEART DISEASE</td> </tr> <tr> <td colspan="5">Due to (or as a consequence of):</td> </tr> <tr> <td colspan="6">PART II. Enter other <i>significant conditions contributing to death</i> but not resulting in the underlying cause given in PART I.</td> </tr> </table>						<b>CAUSE OF DEATH</b> IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	PART I. MYOCARDIAL INFARCTION					a.	_____				APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	b.	CORONARY ARTERY DISEASE				c.	ATHEROSCLEROTIC HEART DISEASE				Due to (or as a consequence of):					PART II. Enter other <i>significant conditions contributing to death</i> but not resulting in the underlying cause given in PART I.					
<b>CAUSE OF DEATH</b> IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	PART I. MYOCARDIAL INFARCTION																																					
	a.	_____					APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH																															
	b.	CORONARY ARTERY DISEASE																																				
	c.	ATHEROSCLEROTIC HEART DISEASE																																				
Due to (or as a consequence of):																																						
PART II. Enter other <i>significant conditions contributing to death</i> but not resulting in the underlying cause given in PART I.																																						
FEMALE PREGNANCY STATUS NOT APPLICABLE				WAS AN AUTOPSY PERFORMED? NO WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A																																		
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY		INJURY AT WORK?																																		
LOCATION OF INJURY				MANNER OF DEATH NATURAL																																		
DESCRIBE HOW INJURY OCCURRED:				IF TRANSPORTATION INJURY, SPECIFY																																		
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE NOVEMBER 10, 2011	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 07:00 PM																																		
CERTIFIER PHYSICIAN				DATE CERTIFIED NOVEMBER 14, 2011																																		
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH THOMAS L. WAIJZUNAS, MD, 7600 W COLLEGE DRIVE, PALOS HEIGHTS, ILLINOIS, 60463				PHYSICIAN'S LICENSE NUMBER 036-078350																																		

This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.

*David Orr*  
 David Orr  
 Cook County Clerk



**ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE**

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTICE: ACQUIRE SECURITIES THROUGH FINANCIAL INSTITUTIONS AT RISK

# UNOFFICIAL COPY

March 28, 2012

STATE OF ILLINOIS  
County of Cook

DAVID ORR, COUNTY CLERK

David Orr, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County do hereby certify that the attached is the true and correct copy of the original Record on file, all of which appears from the records and files in my office.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the City of Chicago, in said County

*David J. Orr*  
COUNTY CLERK

STATE OF ILLINOIS		STATE FRT NUMBER	
REGISTRATION DISTRICT NO. 16.0	REGISTERED NUMBER	<b>MEDICAL CERTIFICATE OF DEATH</b> 93-070456	
DECEASED NAME FIRST MIDDLE LAST		SEX	DATE OF DEATH (MONTH DAY YEAR)
1. JAMES NIX SR.		2. MALE	3. NOVEMBER 1, 1993
CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER	AGE - LAST BIRTHDAY (MM DD YY)	UNDER 1 YEAR	DATE OF BIRTH (MONTH DAY YEAR)
4. COOK	5a. 64	5b. 64	6. NOVEMBER 25, 1928
6a. OAK LAWN		6b. CHRIST HOSPITAL	
7. CHICAGO, IL.		8. EMER. RM.	
MARRIAGE STATUS		NAME OF SURVIVING SPOUSE (MARRIAGE # IF ANY)	
9a. MARRIED		9b. ELVIRA HUERTA	
10. 340-20-4569		11a. ENGINEER	
11b. MC CORMICK		12. 10	
13a. 7750 SO. NATCHEZ		13b. BURBANK	
13c. YES		13d. COOK	
13e. ILLINOIS		13f. 60459	
14a. WHITE		14b. DYN	
15. JOHN		16. LUPE GARCIA	
17a. ELVIRA NIX		17c. 7750 SO. NATCHEZ BURBANK, IL.	
18. PART I		19. NO	
Immediate Cause (Final disease or condition resulting in death)		20. YES ( ) NO ( )	
(a) Myocardial Infarction		21. 7 A. M.	
(b) Coronary Artery Disease		22. 11-1-93	
23. WILLIAM C. RUFF		24. 36-39723	
25. Michael Coletta Sons		26. Nov 3, 1993	

Properly Filled In  
See Funeral Director's  
Handbook for  
INSTRUCTIONS

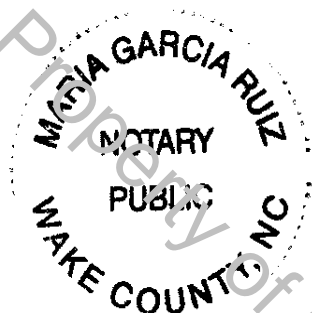
PRINTED BY AUTHORITY OF THE STATE OF ILLINOIS

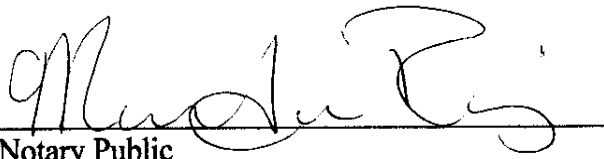
SW 2143  
NCH  
6cc

# UNOFFICIAL COPY

STATE OF NORTH CAROLINA     )  
  )  
COUNTY OF WAKE                    )     SS

Subscribed and sworn before me, by the said Yolanda Nix-Bullen, this 28 day of February 2012.



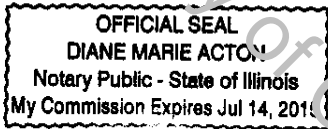
  
Notary Public




# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  )     SS  
COUNTY OF COOK            )

Subscribed and sworn before me, by the said Edward Nix, this 29 day of March  
2012.



  
\_\_\_\_\_  
Notary Public

Prepared by a mail to:  
Edward Nix  
7750 Natchez  
Burbank, IL 60459

Property of Cook County Clerk's Office