

# UNOFFICIAL COPY



Doc#: 1210944036 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/18/2012 11:25 AM Pg: 1 of 3

STATE OF ILLINOIS

COUNTY OF COOK } SS.

### JOINT TENANCY AFFIDAVIT

John E. Trahanas, hereinafter referred to as the affiant, states under oath that the affiant resides at 7336 W. Devon in the City of Chicago, Illinois;

that the affiant was acquainted with Helen Trahanas, the 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:

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 therein or the creation of interests to take effect in possession or enjoyment after death;

That the decedent died on December 16, 2008, leaving no/a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ \_\_\_\_\_, and that the value of the above property individually was \$ \_\_\_\_\_.

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

That the affiant makes this affidavit to induce Attorneys' Title Guaranty Fund, Inc. to issue its policy of title insurance on the above described property.

The affiant hereby covenants and agrees, for himself/herself/themselves, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys' Title Guaranty Fund, Inc. harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which the Fund may suffer, expend or incur by reason of the issuance of said policy free and clear of the following objections:

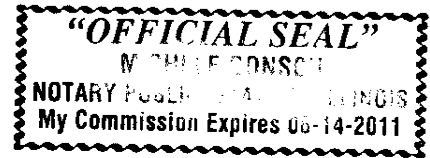
- 1) Claims against the estate of Helen Trahanas, the decedent;
- 2) Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
- 3) Legacies, if any, created by the will of said decedent;
- 4) Rights to contribution.

Heather M. [Signature] AGENT (Seal)  
\_\_\_\_\_  
(Seal)

Subscribed and Sworn to before me

this 13<sup>th</sup> day of July, 2011.

[Signature]  
Notary Public



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## LEGAL DESCRIPTION

Address of Real Estate: 7336 West Devon, Chicago, Illinois 60631

Permanent Real Estate Index Number: 09-36-427-043-0000

LOT SIXTY-TWO (62) AND LOT SIXTY-THREE (63) (EXCEPT WEST HALF (1/2) THEREOF) IN H. ROY BERRY CO'S DEVON HARLEM SUBDIVISION, BEING A SUBDIVISION, OF PARTS OF THE SOUTH HALF (1/2) OF SECTION 36, TOWN 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 1, TOWN 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### Quit Claim Deed

INDIVIDUAL TO TRUST

7336 West Devon  
Chicago, Illinois 60631

JOHN E. TRAHANAS as Successor Trustee of the  
HELEN TRAHANAS TRUST,

Dated August 7, 2000  
to

JOHN E. TRAHANAS TRUST

Dated: 7/12/2011

Property of Cook County Clerk's Office

