



Doc#: 1220042143 Fee: \$42.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 07/18/2012 02:37 PM Pg: 1 of 3



ATTORNEYS'  
 TITLE  
 GUARANTY  
 FUND  
 INC.

875002hht2021

1/3

## JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

TERESA M. EDWARDS, formerly known as Teresa M. Nunchuck, hereby referred to as the affiant, states under oath that the affiant resides at 5618 S. Neenah, Chicago, IL 60638; that the affiant was acquainted with VICTOR P. NUNCHUCK, SR.; 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:

THE NORTH 30 FEET OF THE SOUTH 60 FEET LOT 2 IN BLOCK 57 IN RESUBDIVISION OF FREDRICK H. BARTLETT'S FOURTH ADDITION TO BARTLETT HIGHLANDS A SUBDIVISION OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 19-18-212-025-0000  
 Property Address: 5618 S. Neenah, Chicago, IL 60638

The decedent died on 1/22/2007 leaving no 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 \$ 270,000 -, and that the value of the above property individually is \$ 100,000 -;

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 VICTOR P. NUNCHUCK, SR., 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.

*Teresa M. Edwards*  
 TERESA M. EDWARDS

ATGF, INC.

S Y  
 P 3  
 S N  
 SC Y  
 INT Y

# UNOFFICIAL COPY

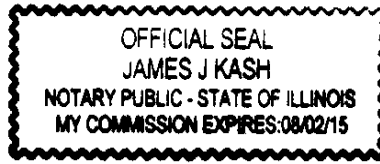
## JOINT TENANCY AFFIDAVIT

(continued)

Subscribed and sworn to before me this

22 day of June, 2012  
(Month) (Year)

James J. Kash  
(Notary Public)



My commission expires: \_\_\_\_\_

**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:  
James J. Kash  
6545W. Archer  
Chicago, IL 60638

Return to:  
James J. Kash  
6545W. Archer  
Chicago, IL 60638

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the record for the person named 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.

DATE: JAN 24 2007

SIGNED: Robert C. Beckhaus

AT: BERWYN, ILLINOIS

OFFICIAL TITLE: REGISTRAR

The original record is permanently filed with the ILLINOIS DEPARTMENT OF PUBLIC HEALTH at Springfield. Local registrars are authorized to make certifications from copies of the original record. The Illinois statutes provide that the certification of this record by the Department of Public Health or the local registrar shall be prima facie evidence in all courts and places of the facts therein.

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DECEASED'S BIRTH NO.  
REGISTRATION DISTRICT NO. 16-21  
REGISTERED NUMBER 043

STATE OF ILLINOIS  
**MEDICAL CERTIFICATE OF DEATH**

STATE FILE NUMBER

Type or Print in Permanent Ink See Funeral Directors Handbook for INSTRUCTIONS

DECEASED

PARENTS

CAUSE

DISPOSITION

DECEASED-NAME Victor FIRST Nunchuck, Sr. MIDDLE P LAST Nunchuck, Sr. SEX Male DATE OF DEATH (MONTH, DAY, YEAR) January 22, 2007

COUNTY OF DEATH Cook AGE-LAST BIRTHDAY (MOS) 59 UNDER 1 YEAR HOURS 54 UNDER 1 DAY MIN. 12 DATE OF BIRTH (MONTH, DAY, YEAR) November 16, 1947

CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER Berwyn HOSPITAL OR OTHER INSTITUTION-NAME (IF OTHER, GIVE STREET AND NUMBER) Vanguard Health Systems INC DBA MacNeal Hospital IF DECEASED OR NOT, INDICATE D.O.A. (IF PATIENT, INDICATE INPATIENT) 6c. Inpatient

BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY) Chicago, IL MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY) 8a. Married NAME OF SPOUSE (MAIDEN NAME, IF WIFE) Teresa Zaring WAS DECEASED OR NOT, INDICATE (SPECIFY) 9. No

SOCIAL SECURITY NUMBER 11a. Librarian USUAL OCCUPATION 11b. City of Chicago KIND OF BUSINESS OR INDUSTRY 12. Education (Specify on highest grade completed) EDUCATION (SPECIFY ON HIGHEST GRADE COMPLETED) College (1-4 or 5+) 5+

RESIDENCE (STREET AND NUMBER) 13a. 5618 S. Neenah CITY, TOWN, TWP. OR ROAD DISTRICT NO. Chicago INSIDE CITY (YES/NO) 13c. Yes COUNTY 13d. Cook

STATE 13b. Illinois ZIP CODE 13e. 60638 RACE (WH, BL, OC, AMERICAN INDIAN, ASIAN, OTHER) 14a. White OF HISPANIC ORIGIN? (SPECIFY NO OR YES; IF YES, SPECIFY ORIGIN: MEDIAN, PUERTO RICAN, ETC.) 14b. No SPECIFY: 14c. MOTHER-NAME FIRST MIDDLE LAST 14d. Katherine (MAIDEN) LAST 14e. Susco

FATHER-NAME Paul MIDDLE Nunchuck LAST Nunchuck RELATIONSHIP 17b. Wife MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, ZIP) 17c. 5618 S. Neenah, Chicago IL 60638

INFORMANT'S NAME (TYPE OR PRINT) 17a. Teresa Nunchuck 17b. Wife 17c. 5618 S. Neenah, Chicago IL 60638

18. PART I. Enter the direct or indirect cause of death. Do not enter the mode of dying, such as cardiac or respiratory arrest. 18a. FEDERAL VASCULAR ACCIDENT 18b. ACUTE RENAL FAILURE 18c. SEVERAL WEEKS

CONDITIONS, IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE OF DEATH, OR AS A CONSEQUENCE OF DUE TO, OR AS A CONSEQUENCE OF 18d. DIABETES MELLITUS TYPE 1 18e. 2 WEEKS

PART II. (a) VENT (least conditions contributing to death) but not resulting in the underlying cause given in PART I. 18f. ATRIAL FIBRILLATION 18g. SEVERAL YEARS

DATE OF OPERATION, IF ANY 20b. 01-14-2007 MAJOR FINDINGS OF OPERATION 20c. 5:12 A.M.

21a. TO THE BEST OF MY KNOWLEDGE, THE DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED. 21b. No

22a. SIGNATURE Victor Nunchuck, Sr. (TYPE OR PRINT)

22b. DATE SIGNED (MONTH, DAY, YEAR) 01-22-07

22c. Olgierd Plonski 6901 W. Archer Ave. Chicago IL 60638

22d. ILLINOIS LICENSE NUMBER 036-066246

NOTE: IF AN INMATE WAS INVOLVED IN THIS DEATH, THE COMMISSION ON MEDICAL EXAMINERS MUST BE NOTIFIED.

23. BURIAL, CREMATION, REMOVAL (SPECIFY) 24b. St. Adalbert Cemetery LOCATION 24c. Niles, Illinois CITY OR TOWN 24d. Jan. 25, 2007 DATE (MONTH, DAY, YEAR)

FUNERAL HOME Ridge Funeral Home 6620 W. Archer Avenue Chicago Illinois 60638 STREET AND NUMBER OR R.F.D. CITY OR TOWN STATE ZIP

FUNERAL DIRECTOR'S SIGNATURE Edward Tulla FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034-015073

LOCAL REGISTRAR'S SIGNATURE Robert C. Beckhaus, Registrar DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR) JAN 24 2007