



Doc#: 1305131070 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/20/2013 11:55 AM Pg: 1 of 4

Mail to:

MAGGIO & TARTAGLIA
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ATTORNEY AT LAW
7819 W. LAWRENCE AVE.
NORRIDGE, IL 60706

Prepared by:
Maggio & Tartaglia
7819 W. Lawrence Ave.
Norridge, Illinois 60706

DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Laura R. O'Connor f/n/a Laura R. Donahue hereinafter referred to as the affiant, states under oath that affiant resides at 1535 Bonnie Brae, Unit 11, River Forest, IL 60305:

That the affiant was acquainted with Philip Edward Donahue., 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 deed, said property located in Cook County, Illinois, and legally described as follows:

Property Address: 1535 Bonnie Brae, Unit 11, River Forest, IL 60305

PIN # 15-01-205-065-1009

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 October 10, 2009 leaving NO / A last will and testament:

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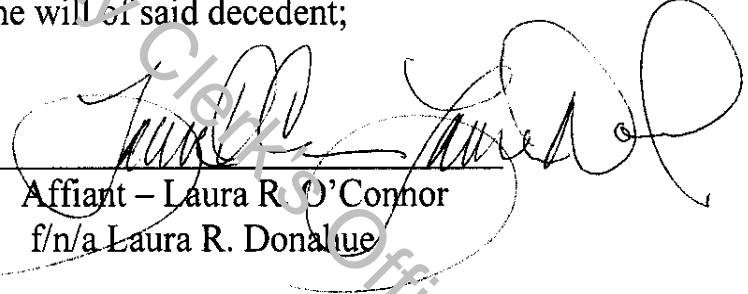
That the total value of decedents estate including the taxable interest in the above property was less than \$ 50,000.

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 the title insurance company (Attorneys' Title) to issue its policy of title insurance on the above described property.

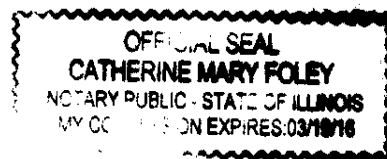
The affiant hereby covenants and agrees, for himself/herself/themselves, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold the title insurance company (Attorneys' Title) harmless and to reimburse the title insurance company for all loss, costs, damages, suits, attorney fees and expenses of every kind and nature which the title insurance company 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 Philip Edward Donahue, 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.


 Affiant – Laura R. O'Connor
 f/n/a Laura R. Donahue

Subscribed and sworn before me this 13th day of February, 2013


 Notary Public seal



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PROVISO TOWNSHIP REGISTRAR

HILLSIDE, ILLINOIS

MEDICAL EXAMINER/CORONER CERTIFICATE OF DEATH

STATE FILE NUMBER 2009 0075350

DATE ISSUED 10/20/2009

DECEDENT'S LEGAL NAME PHILIP EDWARD DONAHUE		SEX MALE	DATE OF DEATH OCTOBER 10, 2009
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 67 YEARS	DATE OF BIRTH APRIL 29, 1942	
CITY OR TOWN PROVISO TWP		HOSPITAL OR OTHER INSTITUTION NAME LOYOLA UNIVERSITY	
PLACE OF DEATH INPATIENT			
BIRTHPLACE PHILADELPHIA, PA	SOCIAL SECURITY NUMBER 173-34-2231	MARITAL STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE'S NAME SUSAN SELINGER
RESIDENCE 1226 BELLEFORTE AVENUE		APT. NO.	CITY OR TOWN OAK PARK
INSIDE CITY LIMITS? YES			
COUNTY COOK	STATE IL	ZIP CODE 60302	FATHER'S NAME JOSEPH DONAHUE
MOTHER'S NAME PRIOR TO FIRST MARRIAGE HELEN FITZPATRICK			
INFORMANT'S NAME SUSAN DONAHUE	RELATIONSHIP WIFE	MAILING ADDRESS 1226 BELLEFORTE AVENUE, OAK PARK, IL, 60302	
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION FOREST CREMATORY	LOCATION - CITY OR TOWN AND STATE ROMEDEVILLE, IL	DATE OF DISPOSITION OCTOBER 19, 2009
FUNERAL HOME ILLINOIS CREMATION CENTERS, 1415 WEST 22ND STREET, OAK BROOK, IL, 60523			
FUNERAL DIRECTOR'S NAME GERALD F SULLIVAN		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034011165	
LOCAL REGISTRAR'S NAME WILLIAM J DAUGHERTY JR		DATE FILED WITH LOCAL REGISTRAR OCTOBER 19, 2009	
CAUSE OF DEATH PART I. CRANIOCEREBRAL INJURIES			
IMMEDIATE CAUSE (Final disease or condition resulting in death)		Due to (or as a consequence of):	
a.			
b. FALL			
c.			
		Due to (or as a consequence of):	
		Due to (or as a consequence of):	
PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I		WAS AN AUTOPSY PERFORMED? NO	
		WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
DID TOBACCO USE CONTRIBUTE TO DEATH? NO	FEMALE PREGNANCY STATUS NOT APPLICABLE	MANNER OF DEATH ACCIDENT	
DATE OF INJURY OCTOBER 8, 2009	TIME OF INJURY 08:00 PM	PLACE OF INJURY HOME	INJURY AT WORK? NO
LOCATION OF INJURY 1226 BELLEFORTE AVENUE, OAK PARK, IL, 60302			
DESCRIBE HOW INJURY OCCURRED: FALL			IF TRANSPORTATION INJURY, SPECIFY:
ATTEND THE DECEASED?	DATE LAST SEEN ALIVE	WAS MEDICAL EXAMINER OR CORONER CONTACTED?	DATE PRONOUNCED OCTOBER 10, 2009
			TIME OF DEATH 03:55 PM
CERTIFIER MEDICAL EXAMINER/CORONER			DATE CERTIFIED OCTOBER 14, 2009
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH NANCY L JONES MD, 2121 W HARRISON ST, CHICAGO, IL, 60612			PHYSICIAN'S LICENSE NUMBER

10976

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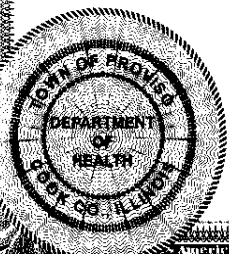
JAN 25 2010

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

STATE UNIV. RET. SYS

OCT 20 2009

William J. Daugherty Jr.
TOWNSHIP CLERK



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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

UNIT 1535-11 AND P-7 IN THE ASCOT PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 15 AND 16 IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99759256, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

Property ID: 15-01-205-065-1009

Property Address:

1535 Bonnie Brae Place, Unit 11
River Forest, IL 60305

Property of Cook County Clerk's Office