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1319233128

Doc#: 1319233128 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2013 02:41 PM Pg: 1 of 5

1/3  
STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COOK )

IN THE MATTER OF THE ESTATE OF )  
  
ERMIDA MANSO )  
  
DECEASED )

AFFIDAVIT OF HEIRSHIP

Andrew M. McDowell, being duly sworn upon oath deposes and states as follows:

1. He resides at 1416 E. Canterbury, Arlington Heights, IL 60004;
2. He is of legal age, and the grandson of the decedent, ERMIDA MANSO;
3. The decedent, ERMIDA MANSO, who resided at 463 Graceland, Apt. 202, Des Plaines, Illinois died November 17, 2012. A copy of the death certificate is attached hereto;
4. Immediately preceding her death, the decedent, ERMIDA MANSO, was a resident of Des Plaines, Cook County, Illinois;
5. The decedent, ERMIDA MANSO, died owning an interest in the property (legal description attached) described in the Commitment issued by Attorneys' Title Guaranty Fund, Inc. (hereinafter "ATG") under title commitment number 130126700751;
6. The decedent, ERMIDA MANSO, died leaving a Will, a copy of which is attached hereto. It was filed with the Clerk of the Circuit

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

This document prepared by and returned to:

Barry G. Collins  
Tuttle, Vedral & Collins, P.C.  
733 Lee Street, Suite 210  
Des Plaines, IL 60016

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unaware of any dispute or potential conflict as to the heirship or Will of the decedent;

6. No letters of office are now outstanding on the decedent's estate, and no petition for letters is contemplated or pending in Illinois or in any other jurisdiction to the knowledge of the Affiant;
7. The decedent, ERMIDA MANSO, was married once and only once, and that was to Miguel Manso, who predeceased her. Decedent, ERMIDA MANSO, did not enter into any civil unions, and she did not adopt any children;
8. ERMIDA MANSO gave birth to one (1) child and to only one (1) child, namely, ERMIDA M. MANSO, who predeceased the decedent;
9. ERMIDA M. MANSO was married two times and only two times:
  - (a) ERMIDA M. MANSO'S first marriage was to Michael Cox. This marriage ended in divorce prior to the death of the decedent. Two (2) children and only two (2) children were born to ERMIDA M. MANSO during this marriage, namely: ANDREW COX and ELIZABETH COX;
  - (b) ERMIDA M. MANSO was married a second time, and this was to Gordon E. McDowell. One child (1) child and only one (1) child was born to ERMIDA M. MANSO during this marriage, namely, ADAM P. MCDOWELL;
  - (c) ERMIDA M. MANSO did not give birth to any other children nor did she adopt any other children, nor did she enter into any civil unions.
10. ELIZABETH COX predeceased the decedent, ERMIDA MANSO. ELIZABETH COX never married, never gave birth to any children, never adopted any children, and never entered into any civil unions;
11. ANDREW COX, son of ERMIDA M. MANSO, was adopted by Gordon E. McDowell after Gordon E. McDowell's marriage to ERMIDA M. MANSO, and now goes by the name of Andrew M. McDowell.
12. ANDREW M. MCDOWELL (formerly known as ANDREW COX) is alive, of legal age, and under no legal disability;

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13. ADAM P. MCDOWELL is alive, of legal age, and under no legal disability;
14. The total value of the estate of the decedent including the taxable interest in the aforesaid property and all joint tenancy interests was under \$200,000.00.
15. All debts of the decedent, ERMIDA MANSO, including all final illness and funeral expenses, have been paid in full.
16. There is no known unpaid claimant or contested claim against the decedent.
17. There was no Federal Estate Tax, State Inheritance (Pickup tax), or State Generation-skipping Tax as a result of the decedent's death.
18. The Affiant makes this Affidavit to induce ATG to rely on the representations made herein and to issue Title Insurance Policies based upon the passage of title delineated herein, without exception for claims against the estate or death taxes which may be liens against the subject property.

Further, the Affiant sayeth naught.

Andrew M. McDowell  
 Andrew M. McDowell

SUBSCRIBED and SWORN to before me this 19th day of JUNE 2013.

Barry G. Collins  
 Notary Public



Barry G. Collins  
 Tuttle, Vedral & Collins, P.C.  
 Attorney for Petitioner  
 733 Lee Street, Suite 210  
 Des Plaines, IL 60016  
 847-824-0124  
 Atty. No. 12817

*\* See Attached.  
 LEGAL DESCRIPTION \**

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

**COPY**

STATE FILE NUMBER 2012 0088989

DATE ISSUED 11/30/2012

DECEDENT'S LEGAL NAME ERMIDA MANSO		SEX FEMALE	DATE OF DEATH NOVEMBER 17, 2012	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 88 YEARS	DATE OF BIRTH JANUARY 25, 1924		
CITY OR TOWN DES PLAINES		HOSPITAL OR OTHER INSTITUTION NAME 463 GRACELAND		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE CUBA	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 463 GRACELAND		APT. NO. APT 202	CITY OR TOWN DES PLAINES	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60016	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JOSE MANUEL FUENTES	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MARIA QUINTANA
INFORMANT'S NAME ANDREW M MCDOWELL		RELATIONSHIP GRANDSON	MAILING ADDRESS 1416 E CANTERBURY DR, ARLINGTON HEIGHTS, IL, 60004	
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION HEIGHTS CREMATORY	LOCATION - CITY OR TOWN AND STATE CHICAGO HEIGHTS, IL	DATE OF DISPOSITION NOVEMBER 30, 2012
FUNERAL HOME PLANET GREEN CREMATIONS, 230 E 11TH ST CHICAGO HEIGHTS, IL, 60411				
FUNERAL DIRECTOR'S NAME BRETT R MORELAND			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014588	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR NOVEMBER 29, 2012	
CAUSE OF DEATH PART I. CONGESTIVE HEART FAILURE				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a.	UNKNOWN	
		b.	Due to (or as a consequence of)	
		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	
FEMALE PREGNANCY STATUS NOT APPLICABLE			MANNER OF DEATH NATURAL	
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY		INJURY AT WORK?
LOCATION OF INJURY				
DESCRIBE HOW INJURY OCCURRED:				IF TRANSPORTATION INJURY, SPECIFY:
ATTEND THE DECEASED? NO	DATE LAST SEEN ALIVE UNKNOWN	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 09:05 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED NOVEMBER 29, 2012	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DR T MCCURRY, 1550 BISHOP CT, MT PROSPECT, ILLINOIS, 60056				PHYSICIAN'S LICENSE NUMBER 036071081

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

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 09-17-402-176-1002

**Property Address:**

463 Graceland Avenue, Unit 202

Des Plaines, IL 60016

**Legal Description:**

PARCEL 1: UNIT NO. 202 IN THE GRACE MANOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY FOR THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTHERLY 75 FEET MEASURED ON THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID 579 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID; THENCE SOUTH 83 DEGREES, 30 MINUTES, EAST 156 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID, 279.23 FEET; THENCE NORTH 83 DEGREES 30 MINUTES, WEST 156 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID 279.23 FEET NORTH OF A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4, AFORESAID, 279.23 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OCCUPIED BY GRACELAND AVENUE) EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 86581946, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 8 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 86581946. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND THE GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.