# UNOFFICIAL C



ATTORNEYS' TITLE **GUARANTY** FUND. INC.

1333055016 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 11/26/2013 11:04 AM Pg: 1 of 4

### JOINT TENANCY AFFIDAVIT

STATE OF

JOHN R. KELLY, JR, hereby referred to as the affiant, states under oath that the affiant resides at; that the affiant was acquainted with MARIE KELLY; 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 of tenancy by the entirety deed, said property located in COOK County, Illinois, and legally described as follows:

Permanent Index Number(s): 03-02-410-143-1071 Property Address: 110 N. Milwauk e Avenue Unit 407, Wheeling, IL 60090

The decedent had no interest in any business or partnership, nor held any power of appointment at death, nor created any remainder The decedent died on a last will and testament; interests in property by transfer with retention of a life interest therein or the creation of interests to take effect in possession or

The total value of decedent's estate, including the taxable interest in the above property, is 158,500, and that the value of the above enjoyment after death; property individually is 158,500;

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

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 is. u nice of said policy free and clear of the following objections:

1. Claims against the estate of MARIE KELLY, 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.

GREATER METROPOLITAN TITLE, LLC 2340 S. ARLINGTON HTS. RD., SUITE 203 ARLINGTON HEIGHTS, IL 60005

OHN'R KELLY, JR

ATG FORM 3007 ©ATG (REV 1/00)

Prepared by ATG REsource™ FOR USE IN: ALL STATES

1333055016 Page: 2 of 4

## **UNOFFICIA**

JOINT TENANCY AFFIDAVIT (continued) Subscribed and sworn to before me this (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:

Richard Mortell, Jr., 70/ Sk )kie Blvd., Northbrook, IL

60062

Return to:

okie Blvd.,

Ok Colling Clark's Office Greater Metropolitan Title, 2340 S. Arlington Heights Road, Suite 203, Arlington Heights, IL 60005

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Other (Specify):  21a FUNERALHOME NAM  N.H. Scott & Ha	E 1240	Waukegan	Rd., Glenvi	ew, IL bu	oir RIN	ERAL DIRECTOR'S ILLINOIS	LICENSE NUMBER
N.H. Scott & Ha	mekalir 220	ΛΛ			Z.C.		
21b ENTERN DIRECTOR'S SIGN		MULA	1	7	23. DATE	FLEP Y'TY 7564 FEGIS	TRAR (Month/Day/Year)
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I, David Orr, County Clerk of the County of Cook, in the State aforesald, and Keeper of the Records and Files of said County do hereby certify that the attached is a true and correct copy of the original Record on file, all of which appears from the records and files in my office. DAVID ORR, County Clerk

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seat of the County of Cook, at my office in the city of Chicago, in said County.

COUNTY CLERK

1333055016 Page: 4 of 4

## UNOFFICIAL COPY

File Number: 13-1333

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

UNIT NUMBER 2-407 IN THE ONE MILWAUKEE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 2 AND 7 (EXCEPT THAT PART OF SAID LOT 7 BOUNDED AND DESCRIBED AS FCLIOWS: COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 21 DEGREES 38 MINUTES 56 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 170.37 FEET TO A POINT; THENCE NORTH 68 DEGREES 21 MINUTES 04 SECONDS EAST, 69.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 68 DEGREES 21 MINUTES 04 SECONDS EAST, 69.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 68 DEGREES 21MINUTES 04 SECONDS EAST, 83.70 FEET; THENCE SOUTH 21 DEGREES 38 MINUTES 56 SECONDS EAST, 206.0 FEET; THENCE SOUTH 68 DEGREES 21 MINUTES 04 SECONDS WEST, 83.70 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE NORTH 21 DEGREES 38 MINUTES 56 SECONDS ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 206.0 FEET TO THE POINT OF BEGINDING), ALL IN ONE MILWAUKEE PLACE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 2, TO WNSHIP 42 NORTH, RANGE 11, 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 00600793, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-76, PARKING SPACE P-94, AND STORAGE SPACE S-2-407, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00660793, AS AMENDED FROM TIME TO TIME. 03-02-410-143-1071

110 N. Milwaukee Avenue #407, Northbrook, IL 60062