

# UNOFFICIAL COPY



Doc#: 1403050065 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/30/2014 11:25 AM Pg: 1 of 4

STATE OF ILLINOIS

SS

COUNTY OF COOK

## JOINT TENANCY AFFIDAVIT

John F. Sullivan, hereby referred to as the affiant, states under oath that the affiant resides at 3940 W. Bryn Mawr Ave. Unit 509, in the City of Chicago, Illinois; that the affiant was acquainted with Frances P. Sullivan, 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:

See legal description attached hereto

Permanent Real Estate Index Number(s): 13-02-300-008-1039

Address(es) of Real Estate: 3940 W. Bryn Mawr Ave., Unit 509, Chicago, Illinois 60659

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 March 27, 2011, leaving no Last Will and Testament.

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

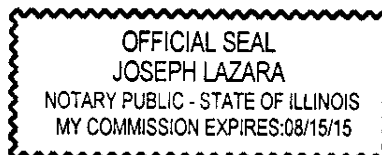
That there are no:

1. Claims against the estate of Frances P. Sullivan, the decedent;
2. Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
3. Rights of contribution.

John F. Sullivan (Seal)

Subscribed and sworn to before me this 15 day  
of JANUARY, 2014.

Joseph Lazara  
Notary Public



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**Note:** If the decedent left a will, it will be necessary that the original or certified copy thereof be presented to us for inspection. A death certificate, together with evidence of payment of death taxes, if any, should accompany this affidavit.

Prepared by:

Joseph A. La Zara  
7246 West Touhy  
Chicago, IL 60631

Mail to:

Joseph A. La Zara  
7246 West Touhy  
Chicago, IL 60631

Property of Cook County Clerk's Office

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## PARCEL 1:

Unit 509 in Conservancy at North Park Condominium III as delineated on a survey of the following described premises:

That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest 1/4 of section 2, township 40 north range 13 east of the third principal meridian, (except that part of the land dedicated for public roadway by document 26700736) described as follows: commencing at the northwest corner of said tract; thence east on the north line of said tract a distance of 415.45 feet, thence south a distance of 20.0 feet to the point of beginning; thence continuing south on the last described line 89.0 feet, thence east 78.0.0 feet; thence south 10.0 feet; thence east 48.0 feet; thence north 10.0 feet; thence east 78.0 feet; thence north 89.0 feet; thence west 20.0 feet to the point of beginning, in Cook County, Illinois

which survey is attached to Declaration of Condominium recorded as Document 95039646 together with its undivided percentage interest in the common elements.

## PARCEL 2:

The exclusive right to the use of Parking Space<sup>509</sup> and Storage Space<sup>509</sup> Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95039646.

## PARCEL 3:

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded January 18, 1995 as Document 95039646 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

# CERTIFICATION OF DEATH RECORD

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

STATE FILE NUMBER 2011 0026739

DATE ISSUED 04/08/2011

DECEDENT'S LEGAL NAME FRANCES SULLIVAN		SEX FEMALE	DATE OF DEATH MARCH 27, 2011	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 72 YEARS	DATE OF BIRTH JULY 04, 1938		
CITY OR TOWN CHICAGO	HOSPITAL OR OTHER INSTITUTION NAME 3940 WEST BRYN MAWR			
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE IRELAND	SOCIAL SECURITY NUMBER [REDACTED]	MARITAL STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE'S NAME JOHN FRANCIS SULLIVAN	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 3940 WEST BRYN MAWR	APT. NO. 509	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60659	FATHER'S NAME THOMAS OBRIEN	MOTHER'S NAME PRIOR TO FIRST MARRIAGE MARGARET MCNEELA
INFORMANT'S NAME JOHN FRANCIS SULLIVAN		RELATIONSHIP HUSBAND	MAILING ADDRESS 3940 WEST BRYN MAWR, CHICAGO, IL, 6065J	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION ALL SAINTS CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE DES PLAINES, IL	DATE OF DISPOSITION MARCH 31, 2011	
FUNERAL HOME GIBBONS FAMILY FUNERAL HOME, 5917 WEST IRVING PARK ROAD, CHICAGO, IL, 60634				
FUNERAL DIRECTOR'S NAME COLLEEN P GIBBONS			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015124	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR APRIL 7, 2011	
CAUSE OF DEATH	PART I: BRONCHOGENIC CARCINOMA			APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH 3 YEARS
IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	Due to (or as a consequence of)			
	Due to (or as a consequence of)			
	Due to (or as a consequence of)			
PART II: Enter other <i>significant conditions contributing to death</i> 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?	FEMALE PREGNANCY STATUS NOT PREGNANT WITHIN LAST YEAR		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? YES	DATE LAST SEEN ALIVE MARCH 13, 2011	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 06:55 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED APRIL 06, 2011	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH SHAPIRO, RICHARD, 1340 SOUTH DAMON, CHICAGO, ILLINOIS, 60608			PHYSICIAN'S LICENSE NUMBER 036030462	

THE WORD VOID APPEARS WHEN PHOTOCOPIED

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