

# UNOFFICIAL COPY



1425917002

ATTORNEYS'  
TITLE  
GUARANTY  
FUND,  
INC.

Doc#: 1425917002 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2014 09:07 AM Pg: 1 of 4

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140613600004

## JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS SS  
COUNTY OF COOK

STANLEY STOKLOSA hereby referred to as the affiant, states under oath that the affiant resides at 533 SYCAMORE LANE, in the City of MT. PROSPECT, State of ILLINOIS; that the affiant was acquainted with AGATHA JOSEPH M. STOKLOSA, the decedent; at the time of death, the decedent was one of the owners of property, by virtue of a properly recorded joint tenancy deed, said property located in COOK County, State of ILLINOIS, and legally described as follows:

SEE ATTACHED

1/8

Attorneys' Title Guaranty Fund, Inc.  
1111 N. Dearborn St.  
Chicago, IL 60610  
Tel: 800.252.0402  
Fax: 773.399.1000  
www.atgf.com

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;

April 22, 1999

The decedent died on JUNE 23, 2013, leaving a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ LESS THAN 100,000.00, and the value of the above property individually was \$ 316,000.00;

The State and 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.

S X  
P Y  
S N  
SC X  
INT dy

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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 AGATHA ~~LORETTA~~, STOKLOSA, 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.

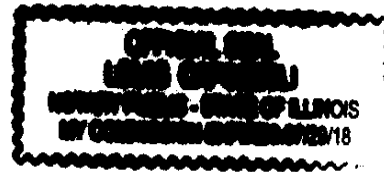
Stanley Stoklosa (Seal)

\_\_\_\_\_ (Seal)

Subscribed and sworn to before me this

15 day of August, 2014  
Day Month Year

James Capozzoli  
Notary Public



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

This instrument prepared by:

LOUIS CAPOZZOLI  
Name  
1484 MINER ST.  
Address  
DES PLAINES, ILLINOIS 60016  
City, State, Zip

Return to:

LOUIS CAPOZZOLI  
Name  
1484 MINER ST.  
Address  
DES PLAINES, ILLINOIS, 60016  
City, State, Zip

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ATTORNEYS TITLE GUARANTY FUND, INC.

**LEGAL DESCRIPTION**

**Permanent Index Number:**

Property ID: 13-19-200-030

**Property Address:**

3948 N. NORMANDY AVE.  
CHICAGO, IL 60634

**Legal Description:**

PARCEL 1: LOT 7 (EXCEPT THE NORTH 30.2 FEET) AND LOT 8 (EXCEPT THE SOUTH 30.2 FEET THEREOF) IN BLOCK 2 IN D.S. DUNNING'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID OVER AND ACROSS THE WEST 16 FEET OF THE SOUTH 30.2 FEET OF LOT 8 IN BLOCK 2 IN D.S. DUNNING'S SUBDIVISION AFORESAID, AS CREATED BY GRANT RECORDED AUGUST 22, 1975 AS DOCUMENT NO. 23196415, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

