UNOFFICIAL COP

Prepared by & Return to:

Joerg Seifert Joerg Seifert Law Offices P.C. 100 S. York Street, Suite 200 Elmhurst, Illinois 60126

JOINT TENANCY AFFIDAVIT

I, FRANCESCO PERFETTI, hereby referred to as the affiant, states under oath that the affiant resides at 2045 Hadley Drive, in the City of Des Plaines, Illinois; that the affiant was acquainted with TRIESTA PERFETTI, 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:



Doc#: 1428117035 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/08/2014 03:16 PM Pg: 1 of 2

For Recorder's Use Only

LOT 5 IN BLOCK 5 IN TOWN IMPROVEMENT CORPORATION'S DES PLAINES COUNTRYSIDE A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-33 400-007 orno Acres Dogs Hulsey Drive, Des Planes, IL WOOW

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 re ention of a life interest therein or the creation of interests to take effect in possession or enjoyment after death;

That the decedent died on 12-7:13 leaving at last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$0.00, and that the value of the

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 Attorneys! Title Guaranty Fund, Inc. to issue its policy of title insurance on the above-described property.

The affiant hereby covenants and agrees, for herself, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys' Title Guaranty Fund, Inc. harmless and to reimburse The Furu for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which The Fund may suffer, expend or incur by reason of the issuance of said policy free and clear of the following objections:

- Claims against the Estate of Triesta Perfetti, the decedent;
- Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
- Legacies, if any, created by the laws of descent and distribution; 3.
- Rights of contribution.

DATED this $\frac{\cancel{9}}{\cancel{9}}$ day of September, 2014

Francesco Perfetti

STATE OF ILLINOIS

COUNTY OF 1

On this day of September, 2014, appeared before me Francesco Perfetti, personally known to me, and acknowledged that they signed the fore oing instrument as their

Den nee and yoluntary act.

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

Sep 12 2014 1:19PM HP Fax

INOFFICIAL COPY

CERTIFICATION OF DEATH RECORD

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

TRIESTINA F PERF		All Property Carlot	SEX DA	DATE ISSUED 1
COUNTY OF DEATH		Lion of the second		ECEMBER 02, 2013
соок		AGE AT LAST BIRTHDAY 93 YEARS	DATE OF BIRTH SEPTEMBER 03, 1920	
PARK RIDGE		HOSPITAL	OR OTHER INSTITUTION NAME	
PLACE OF DEATH		HAINBO	OW HOSPICE ARK	
HOSPICE FACILITY	the state of the s			
BIRTHPLACE		Y NUMBER STATUS AT TIME OF DEATH	SURVIVING SPOUSE/CIVE LIBOON PARTNERS IN	WIDENNAME EVER IN U.S. ARI
RESIDENCE	389-58-17	11.000.00		FORCES? NO
2045 HALSEY DRIVE		APT NO.	CITY OR TOWN	INSIDE CITY LIMITS
COUNTY COOK	STATE PEODE	FATHERVOO FARENTS NAME PRIOR TO FIRST M	DES PLAINES	YFS
INFORMANT'S NAME	ll 17,0ms	EMILIO FERRARA RELATIONSHIP	EMILIA GONFOR	E PREDE TO FIRST MARRIAGE/CIVIL U
FRANK PERFETTI		SON	BAILING ADDRESS	
METHIOD OF DISPOSITION	PI de	OF DISPOSITION	2045 MALSEY DRIVE, DES PLAINE LOCATION CITY OR TOWN AND STATE	LL 60018
FUNERAL HOME	5 (C) (Sec. 1) (Sec. 1)	SA'" ITS CATHOLIC CEMETERY	I DES PLAINES IL	DECEMBER 05, 2013
SEVERINO'S RIVER	WOODS FUNERAL	CHAPELS, 275 S RIVER RD, DE	C BLANNES W.	1
FUNERAL DIRECTOR'S NAME COLETTE M. SEVERI	*10			
LOCAL REGISTRAR'S NAME			034014823	LLINGIS LICENSE NUMBER
DAVID ORR			BATE PLED WITH LOCA	REGISTRAR
	AT LUNG CANCER	WITH MATATASIS	DECEMBER 3, 2	M3 3 3 3 3
FMMEDIATE CAUSE (Final disease of contition				
mailing in death).		Dice to for as a compe ware		UNKNOWN UNKNO
				and the
		Ogerato (china a consequence e	of);	
PART H. Enter other significant c	conditions consultations	Due to (or as a continuence of pleasth built-not resulting in the underlying cau.	1	
		water vell and restaining to the underlying call	Se given in PART I	PSY PERFORMED? NO
EMALE PREGNANCY STATUS		<u>- 1</u>	WE AUTOE	ST FINITE CO.
NOT APPLICABLE			CONTRACTOR	USE OF DEATHY NA
DATE OF INJURY	NIT I	E OF INLUMY PLACE OF MALE	THE STATE OF THE S	EATH
OCATION OF INJURY		E OF INJURY PLACE OF INJUR		INJURY AT WORKS
The state of the s				
ESCRIBE HOW INJURY OCCUR	AEO:			
			IF TRA	NSPORTATION INJURY, SPECIFY
TEND THE DECEASED?	DATE			AND INCURY, SPECIFY
YES	DATE LAST SEEN ALIVE OCTOBER 23, 20		DATE PRONOUNCED.	
RTIFIER PHYSICIAN		113 COMONER CONTACTED? NO		JIME OF DEATH OB 28 AM
ME, ADDRESS AND ZIP CODE C TAUAN PATEL MID 2201			MATE	FRIMED
VE ADDRESS AND		<u>第二十二年代表现</u> 的的 网络特殊 基础的 1000年 1	The property of the property o	EMBER 03, 2013



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 Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE