

# UNOFFICIAL COPY

1 of 4



ATTORNEYS'  
TITLE  
GUARANTY  
FUND,  
INC.



Doc#: 1514044068 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/20/2015 03:33 PM Pg: 1 of 3

## JOINT TENANCY AFFIDAVIT

STATE OF ILL )  
COUNTY OF COOK ) SS

Victor Torres hereby referred to as the affiant, states under oath that the affiant resides at 653 Hale Ct.,  
Wheeling, IL. that the affiant was acquainted with Victor Torres SR; 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 or tenancy by the  
entirety deed, said property located in COOK County, Illinois, and legally described as follows:

LOT 28 IN BLOCK 4 IN PIERCE'S ADDITION TO HOLSTEIN, BEING A SUBDIVISION  
OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
RECORDED DECEMBER 21, 1854, IN COOK COUNTY, ILLINOIS.

Property: 1932 N. Oakley, Chicago, IL 60647  
PIN: 14-31-301-027-0000

The decedent died on January 13, 2014 ~~1998~~ WITHOUT a last will and testament;

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;

the value of the estate was  
The total value of decedent's estate, including the taxable interest in the above property, is \$ under \$675,000, and that the value of  
the above property individually is \$ the value of ;

the estate was under \$675,000.00  
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  
above described property.

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 Victor Torres SR, 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.

Victor M. Torres

15-260511

NORTH AMERICAN  
TITLE COMPANY

ATG FORM 3007  
© ATG (REV.  
1/00)

Prepared by  
ATG  
REsource™

Page 1 of 2  
FOR USE IN: ALL  
STATES

DONE AT CUSTOMER'S REQUEST

COORD REVIEWER Ru

# UNOFFICIAL COPY

## JOINT TENANCY AFFIDAVIT

(continued)

Subscribed and sworn to before me this

24<sup>th</sup> day of October, 2014  
(Month) (Year)

[Signature]  
(Notary Public)

"OFFICIAL SEAL"

Arnold Rivera  
Notary Public, State of Illinois  
My Commission Expires 6/18/2016

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.

"OFFICIAL SEAL"

This instrument prepared by:

Arnold Rivera  
3140 N. Laramie Ave  
CHICAGO 60641

Return to: Arnold Rivera  
3140 N. LARAMIE AVE  
CHICAGO 60641

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## CERTIFICATE OF DEATH RECORD

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

STATE FILE NUMBER 2014 0003703

DATE ISSUED 1/24/2014

DECEDENT'S LEGAL NAME VICTOR M TORRES			SEX MALE	DATE OF DEATH JANUARY 13, 2014	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 90 YEARS		DATE OF BIRTH MARCH 27, 1923		
CITY OR TOWN CHICAGO		HOSPITAL OR OTHER INSTITUTION NAME 1932 N OAKLEY AVE			
PLACE OF DEATH DECEDENT'S HOME					
BIRTHPLACE UNKNOWN, PR	SOCIAL SECURITY NUMBER [REDACTED] 5492	STATUS AT TIME OF DEATH WIDOWED		EVER IN U.S. ARMED FORCES? NO	
RESIDENCE 1932 N OAKLEY AVE		APT. NO.	CITY OR TOWN CHICAGO		INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60647	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION UNKNOWN UNKNOWN		MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION UNKNOWN UNKNOWN
INFORMANT'S NAME GLADYS TORRES		RELATIONSHIP DAUGHTER	MAILING ADDRESS 1932 N OAKLEY AVE, CHICAGO, IL, 60647		
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION MORVA IN CREMATION SERVICE	LOCATION - CITY OR TOWN AND STATE NORTHLAKE, IL	DATE OF DISPOSITION JANUARY 16, 2014	
FUNERAL HOME GERARD MORGAN JR FUNERAL DIRECTORS INC, 765 LEGENDS LANE, BENSENVILLE, IL, 60106					
FUNERAL DIRECTOR'S NAME GERARD MORGAN JR			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014745		
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR JANUARY 17, 2014		
CAUSE OF DEATH PART I: UREMIA					
IMMEDIATE CAUSE (First disease or condition resulting in death)		a. [REDACTED]		7 DAYS	
		b. OBSTRUCTIVE UROPATHY <small>Due to (or as a consequence of)</small>		2 MONTHS	
		c. PROSTATE CANCER <small>Due to (or as a consequence of)</small>		7 YEARS	
PART II: Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.					
FEMALE PREGNANCY STATUS NOT APPLICABLE			WAS AN AUTOPSY PERFORMED? NO		
			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A		
			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 JANUARY 11, 2014	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 08:05 PM	
CERTIFIER PHYSICIAN				DATE CERTIFIED JANUARY 15, 2014	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH JOSH BARU, ILLINOIS				PHYSICIAN'S LICENSE NUMBER 036116118	

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

