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Doc#: 1526734033 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/24/2015 09:32 AM Pg: 1 of 3

Deceased Joint Tenant Affidavit ad Joint 1.

Prepare by Anthony N Panzica

2510 W. Irving Park Road

Chicago II 60618

Mail to Anthony N Panzica

2510 W. Irving Park Road

Chicago II 60618

CCRD REVIEWER

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STATE OF ILLINOIS } SS COUNTY OF COOK

A15-1927MM DECEASED JOINT TENANCY AFFIDAVIT

Lana M. Thomas, Hereinafter referred to as the affiant, states under oath that the affiant resides at 2116 S. 10TH Ave in the village of Maywood, Illinois; that the affiant was acquainted with James A. Thomas, the decedent; that at the time of death, the decedent was one of the owners of property, by virtue of a properly recorded join tenancy warranty deed, said property, located in Cook County, Illinois, and legal described as follows:

LOT STIM CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION HARRISON STREET AND NINTH

AVENUE SUSPIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12,

EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 2116 S. 10th Ave May wood IL 60153 PIN 1: 15-15-430-021-0000

That the decedent has no increst 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 November 18, 2073, leaving no/a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was 55,000.00, and that the value of the above property individually was \$55,000.00.

That the Illinois inheritance Tax and the Federal Estate tax, Tany, was due from the decedent's estate, has been paid in full;

That the affiant hereby covenants and agrees, for himself/herself/ther selves, heirs, personal representative or assignees, to forever fully indemnify, protect, defend and hold Alliance Title Corporation harmless and to reimburse the fund for all loss, costs, camages suite, attorney fees and expenses of every kind and nature which the Fund may suffer, expand or incur by reason of the issuance of said policy free and clear of the following objections:

- 1. Claims against the estate of James A. Thomas, the decedent;
- 2. Illinois State Inheritance Tax and Federal Estate Tax, which any is charged against the estate of said decedent.
- 3. Legacies, if any, created by the will of said decedent;

4. Rights to contribution

Subscribed and Sworn to before me this Day of Jeptant, 20

Notary Public

OFFICIAL SEAL SAN JUANITA LUCIO NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/10/17

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From:Broadview Library 1768-345-5064 (873-201) 19:26 #677 P.001/001

GERHEIGATION OF DEATH RECORD

HILLSIDE, ILLINOIS MEDICAL CERTIFICATE OF DEATH

JAMES A THOMA									DATE ISSUED	11/2
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COUNTY OF DEATH		AC	GE AT LAST BIRTHD	AY		DATE OF	MALE	NOVE	MBER 18, 2013	
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COUNTY	FIANE ZIP COL	E FATH	ER/CO-PARENT'S NAME	PRIOR TO FIRST MARK	MAYV	VOOD			YES	
COOK	60153	M/	ALCOMB THOM	AS	R/AGE/CIVI	UNION	MOTHER/CO-PAR	ENTS NAME PRIO	R TO FIRST MARRIAGE/C	IVIL URI
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LANA M THOMAS	Q _/ _		SPOUSE		21	NG ADDRE	SS "M 40TH AVE		_	
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KELLY ANN BOYD	·			1		, 555-7	CHACON DIDE			
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