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Prepared by:
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Doc#: 1607717018 **Fee:** \$66.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2016 09:53 AM Pg: 1 of 3

Return to:
Title Source, Inc.
662 Woodward Avenue,
Detroit, MI 48226

61109899-3305881

DECEASED JOINT TENANT AFFIDAVIT OF DEATH

State of Illinois)
County of Cook) ss.

80210514
Order No. 61109899

Affiant(s), **MICHAEL J. WAGNER** and **KAREN A. WAGNER**, husband and wife, being duly sworn, state that they reside at 2709 South Lowe Avenue, Chicago, IL 60616. That they were acquainted with **MARY M. WAGNER**, Deceased, who at the time of her death was one of the owners of the land described and referred to herein, located in Cook County, Illinois, and described as:

See Exhibit A attached hereto and made a part hereof

That the deceased died April 9, 2015, as evidenced by a certified copy of the death certificate of the deceased attached hereto.

That the deceased died:

- Leaving no Last Will & Testament.
- Leaving a Last Will & Testament a copy of which is attached hereto. The original of the unproven Will should be filed with the Clerk of the Probate Division of the Circuit Court of Cook County, Illinois.
- Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of Cook County, Illinois about _____.

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of death of the deceased, does not exceed the sum of \$100,000.00 dollars.

Affiant makes this affidavit for that purpose of inducing the *Chicago Title Insurance Company* to issue its Title Insurance Policy, describing the above mentioned property.

Subscribed and sworn to before me by the said **MICHAEL J. WAGNER** and **KAREN A. WAGNER**.

By: [Signature]
MICHAEL J. WAGNER

By: [Signature]
KAREN A. WAGNER

This 22nd day of January, A.D. 2016
[Signature]
Notary Public

M. DIANA TAYLOR



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UNOFFICIAL COPY**CERTIFICATION OF DEATH RECORD**

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

STATE FILE NUMBER 2015 0029262

DATE ISSUED 4/10/2015

DECEDENT'S LEGAL NAME MARY M WAGNER		SEX FEMALE	DATE OF DEATH APRIL 09, 2015	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 91 YEARS	DATE OF BIRTH JULY 07, 1923		
CITY OR TOWN CHICAGO	HOSPITAL OR OTHER INSTITUTION NAME MERCY HOSPITAL AND MEDICAL CENTER			
PLACE OF DEATH INPATIENT				
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 2709 S LOWE	APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60616	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MICHAEL BIOCIC	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION NEDA LUKETIN
INFORMANT'S NAME MICHAEL WAGNER		RELATIONSHIP SON	MAILING ADDRESS 2709 S LOWE, CHICAGO, IL, 60616	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION SAINT MARY CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE EVERGREEN PARK, IL	DATE OF DISPOSITION APRIL 13, 2015	
FUNERAL HOME MICHAEL COLETTA SONS, 544 W. 31ST ST, CHICAGO, IL, 60616				
FUNERAL DIRECTOR'S NAME MICHAEL COLETTA			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014831	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR APRIL 10, 2015	
CAUSE OF DEATH PART I. CARDIOGENIC SHOCK				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. _____ Due to (or as a consequence of):				
b. ISCHEMIC COLITIS _____ Due to (or as a consequence of):				
c. SEPSIS _____ 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	
FEMALE PREGNANCY STATUS NOT APPLICABLE			MANNER OF DEATH NATURAL	
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?	
LOCATION OF INJURY				
DESCRIBE HOW INJURY OCCURRED:			IF TRANSPORT TO INJURY, SPECIFY:	
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE APRIL 08, 2015	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 06:58 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED APRIL 09, 2015	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DENNIS HONG, 2525 S MICHIGAN AVE, CHICAGO, ILLINOIS, 60616			PHYSICIAN'S LICENSE NUMBER 036079412	

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM



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

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 17-23-303-015-0000

Land Situated in the County of Cook in the State of IL

Lot 33 in Block "A" in Walter Wrights Subdivision of the North Quarter of the Northwest Quarter of the Southwest Quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 2709 S Lowe Ave , Chicago, IL 60616



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