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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2016 02:46 PM PG: 1 OF 10

LOST DOCUMENT AFFIDAVIT

ALICJA PLONKA, being first sworn upon her oath, deposes and states that if called to testify in this matter, could, based upon her own personal knowledge, competently testify as follows:

1. I am an attorney duly licensed to practice law within the State of Illinois. I was first admitted to the Illinois bar on November 10, 1988, following graduation from the Loyola University Chicago School of Law.

2. I have been in private practice in Cook County Illinois since approximately 1988. I currently maintain an office at 4111 W. 47th Street in Chicago, Illinois. My practice includes residential real estate transactions in which I represent buyers and sellers.

3. Shortly before August 30, 2002, I was retained by Michael P. Foertsch ("Michael") to provide legal representation relative to Michael's sale (the "Sale") of a single-family home located at 3048 West 85th Street in Chicago, Illinois (the "Premises") to Evelyn Gill (the "Evelyn").

4. At the time of the Sale, record title to the Premises was held by Michael and Lillian B. Heinichen ("Lillian") as tenants in common.

5. Lillian died without a Will on September 5, 1969, in County of Cook, in the State

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of Illinois.

6. In order to effectuate the Sale, Michael executed an Affidavit of Heirship (the "Affidavit") in which he attested to being the only descendant of Lillian.

7. In anticipation of the closing (the "Closing") of the Sale, I prepared a warranty deed ("Warranty Deed #1") in which Michael conveyed title of his undivided half interest in the Premises to Evelyn.

8. Additionally, I prepared a second warranty deed ("Warranty Deed #2") in which Michael, as the sole heir of Lillian, conveyed title of Lillian's undivided half interest in the Premises to Evelyn.

9. Michael executed the Warranty Deed #1 and Warranty Deed #2.

10. I notarized Michael's signature on the Affidavit, Warranty Deed #1, and Warranty Deed #2.

11. On August 30, 2002, the Closing was conducted in the offices of Ticor Title Insurance Company in Oak Lawn, Illinois.

12. The original Affidavit, Warranty Deed #1, and Warranty Deed #2 were delivered to the Closing.

13. As part of my practice, I make photocopies of all original deeds and affidavits executed at the time of residential closings and place copies of the documents in a file maintained for each transaction.

14. It is my understanding that the original Affidavit and Warranty Deed #2 have been misplaced and have not been recorded.

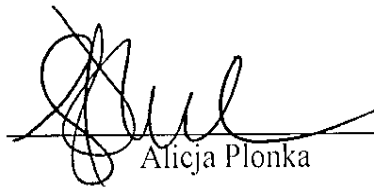
15. From my review of this matter, it appears that at the time of the Closing and following execution, I photocopied the original Affidavit and Warranty Deed #2 and placed

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identical copies in the file maintained for this transaction and that since that time, I have been in continuous possession of the copies.

16. Based on the foregoing, it is my conclusion that the Affidavit and Warranty Deed #2 attached hereto as Exhibits "A" and "B", respectively, are true and correct copies of the Affidavit and Warranty Deed #2 executed and delivered by Michael at the Closing.

FURTHER YOUR AFFIANT SAYETH NAUGHT.


Alicja Plonka

SUBSCRIBED AND SWORN
to before me this 24th day of
October, 2016.


Notary Public



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Exhibit "A"

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TICOR TITLE INSURANCE COMPANY AFFIDAVIT OF HEIRSHIP

State of Illinois

} SS.

County of Cook

Michael P. Foertsch AFFIANT, being duly sworn upon oath, deposes and states:

- That the Affiant resides at 3048 West 85th Street, Chicago, IL 60652
- That the Affiant is the son (*relationship*) of Lillian B. Heinichen, Deceased (herein after referred to as the Decedent)
- That the Decedent died on SEPTEMBER 5, 1969 in the City of Chicago, State of Illinois.
- That the Decedent died owning an interest in the property legally described in Title Commitment Number 483952, commonly known as 3048 West 85th, Chicago, Illinois 60652
- That the Decedent died leaving no Will.
- That the Decedent was married twice:
 - a) to Michael C. Foertsch, whom she divorced in 1943, and who predeceased decedent in 1962;
 - b) to August Heinichen whom she married in 1943, and who ~~is~~ predeceased decedent on January 1, 1952.
- That the following children were born to or adopted by the Decedent and no others: (*include status*)
Michael P. Foertsch, single never married
- That to the best of information and belief of the Affiant, no children were born to or fathered by the Decedent out of wedlock; no children were adopted.
- That, ~~in the event the Decedent died without wife or child surviving~~, to the Affiant's best information and belief the following represents the Decedent's heirship (*be specific/d. tai*): Michael P. Foertsch, only child and only descendant
- That the total value of the estate of the Decedent including the taxable interest in the aforesaid property is
- \$ 55,000.00.
- That no claims have been filed against Decedent and that all expenses of illness and/or funeral expenses have been paid in full; ~~or, that the following claims will be paid from the proceeds of the subject property:~~ ■
- That no Federal Estate Tax and Illinois Inheritance Tax is due.
- That the Affiant makes this affidavit to induce Ticor Title Insurance to issue its policy of title insurance number 483952 and with knowledge that Ticor Title Insurance will rely on the representations made and contained herein to insure title.
- Affiant further attaches the following documents to this affidavit, which are intended to be incorporated in and made a part of this affidavit. (*strike non-applicable statements*)

Certified copy of the death certificate

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Date: 8/30/02

Affiant: Michael P. Faestel

Attest: Donald J. Pluto
(needed if self serving)

Subscribed and Sworn to before me on August 30, 2002

Alicia Plonka
Notary Public

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STATE OF ILLINOIS)
County of Cook)

DAVID ORR, County Clerk

AUG 29 2002

I, David Orr, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County do hereby certify that the attached is a true and correct copy of the original Record on file, all of which appears from the records and files in my office.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the city of Chicago, in said County.

David Orr
COUNTY CLERK

REGISTRATION DISTRICT NO. <u>16.1</u>		STATE OF ILLINOIS		04201		STATE FILE NUMBER	
MEDICAL CERTIFICATE OF DEATH							
1. DECEASED—NAME FIRST MIDDLE LAST LILLIAN M. HEINICHEN			SEX Female		DATE OF DEATH (MONTH, DAY, YEAR) September 5, 1969		
RACE (WHITE, NEGRO, AMERICAN INDIAN, ETC. (SPECIFY)) White		AGE—LAST BIRTHDAY (YRS.) 50. 26		DATE OF BIRTH (MONTH, DAY, YEAR)		PLACE OF DEATH COUNTY Cook	
7b. Oak Lawn		7c. Yes		7d. Oak Lawn Convalescent & Geriatric Home Inc			
8. Illinois		9. U.S.A.		10. Widowed		11. NONE	
12. Fur Finisher		13b. Retail Fur		13c. No		13d.	
14a. Illinois		14b. Cook		14c. Chicago		14d. Yes 14e. 3048 W. 85rd St.	
15. Ernest		16. Emille		17. Widow RN			
18. CEREBROVASCULAR THROMBOSIS		19. CEREBRAL ARTERIOSCLEROSIS		20. 12hr			
21. INSOR'S DISUSE		22. NO		23. NO			
24. Burial		24b. Concordia		24c. Forest Park, Illinois		24d. 9-8-1969	
25. Ketchum Funeral Chapel, 2036 W. 79th St., Chicago, Illinois		25c. 4386		26. Sept. 5-1969			

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RECORDER OF DEEDS

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Exhibit "B"

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WARRANTY DEED

COOK

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Michael P. Foertsch, single never married, sole heir of the Estate of Lillian B. Heinichen, deceased, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Evelyn Gill, 1616 West 61st Street, Illinois 60636 (Name and Address of Grantee-s) the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2001 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 19-36-324-007-0000 Address(es) of Real Estate: 3048 West 85th, Chicago, Illinois 60652

The date of this deed of conveyance is August 30, 2002.

Michael P. Foertsch

(SEAL) Michael P. Foertsch

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael P. Foertsch, single never married personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal)
(My Commission Expires)



Given under my hand and official seal August 30, 2002

Alicia Plonka
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 3048 West 85th, Chicago, Illinois 60652

AN UNDIVIDED HALF INTEREST IN LOT 18 IN THE SECOND ADDITION TO ROY T. BARRYS RESUBDIVISION BEING A RESUBDIVISION OF PARTS OF LOTS 3 AND 4 IN BEVERLY PARK SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This instrument was prepared by:

Alicja G. Plonka
Attorney at Law
4111 West 47th Street
Chicago, Illinois 60632

Send subsequent tax bills to:

Evelyn Gill
3048 West 85th
Chicago, Illinois 60652

Recorder-mail recorded document to:

Richard Guyon Crusor
Attorney at Law
50 West Washington, Richard Daley
Center
Chicago, Illinois 60602