



1634042016

ATTORNEYS' TITLE GUARANTY FUND, INC.

Doc# 1634042016 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2016 10:34 AM PG: 1 OF 3

160236200853

2/4

Illinois Offices:

CHAMPAIGN | CHICAGO ARLINGTON HEIGHTS | BELLEVILLE FRANKFORT | GURNEE | LIBERTYVILLE LOMBARD | OAK LAWN | SKOKIE | WHEATON 800 252 0402

Wisconsin Office:

WAUKESHA 800 775 8089 www.atg.com

JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS

SS

COUNTY OF COOK

JOANN T. LAVIN hereby referred to as the affiant, states under oath that the affiant resides at 851 N. Mapleton, in the City of Chicago, State of Illinois; that the affiant was acquainted with JOHN M. LAVIN, the decedent; at the time of death, the decedent was one of the owners of property, by virtue of a properly recorded joint tenancy deed, said property located in Cook County, State of Illinois, and legally described as follows:

LOT 8 IN DUDECK'S RESUBDIVISION OF PART OF LOTS 22, 38 AND 39 IN J.S. HOVLAND'S RESUBDIVISION OF J.S. HOVLANS'S 103RD STREET SUBDIVISION OF THE WEST 1/2 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 24-14-102-081-0000

Address: 10330 S. Ridgeway Avenue, Chicago, IL 60655

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 decedent died on July 5, 1999, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 233,000.00, and the value of the above property individually was \$ 233,000.00;

The State and 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.

SY 3 SCY INT

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn: Search Department

Prepared by ATG RSource®

UNOFFICIAL COPY

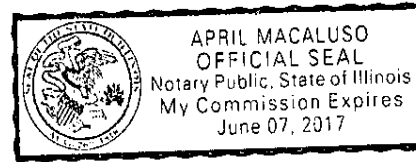
The affiant hereby covenants and agrees, individually, and for the affiants, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold ATG harmless and to reimburse ATG for all loss, costs, damages, suits, attorney's fees, and expenses of every kind and nature 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 JOHN M. LAVIN, 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.

Joann T. Lavin by Bernadette Mchale, Attorney-in-fact (Seal)
 JOANN T. LAVIN, BY BERNADETTE MCHALE, AS
 ATTORNEY-IN-FACT (Seal)

Subscribed and sworn to before me, this

18 day of November 2016
Day Month Year
April Macaluso
 Notary Public



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

This instrument prepared by:

HUTCHISON, ANDERS & HICKEY
Name
16860 S. OAK PARK AVENUE, SUITE 101
Address
TINLEY PARK, IL 60477
City, State, Zip

Return to:

HUTCHISON, ANDERS & HICKEY
Name
16860 S. OAK PARK AVENUE, SUITE 101
Address
TINLEY PARK, IL 60477
City, State, Zip

UNOFFICIAL COPY

AT
DATE

EVERGREEN PARK, ILLINOIS

JULY 6, 1999

REGISTRAR

DEPUTY REGISTRAR

Shirley Thomas

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DEATH RECORD OF THE PERSON IN ITEM #1 AND THAT THIS RECORD WAS ESTABLISHED AND FILED IN MY OFFICE IN ACCORDANCE WITH THE PROVISIONS OF THE ILLINOIS STATUTES RELATING TO THE REGISTRATION OF BIRTHS, STILLBIRTHS AND DEATHS.

STATE OF ILLINOIS MEDICAL CERTIFICATE OF DEATH

STATE FILE
NUMBER

REGISTRATION DISTRICT NO. 16:33
REGISTERED NUMBER 515

DECEASED-NAME FIRST MIDDLE LAST SEX DATE OF BIRTH (MONTH, DAY, YEAR)

1. COUNTY OF DEATH JOHN M. LAVIN 2. MALE 3. JULY 5, 1999

4. COOK CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER AGE-LAST BIRTHDAY (YRS) UNDER 1 YEAR UNDER 1 DAY DATE OF BIRTH (MONTH, DAY, YEAR)

5a. 64 5b. 64 5c. 5d. 5e. 5d. JANUARY 26, 1935

6a. EVERGREEN PARK 6b. LITTLE COMPANY OF MARY HOSPITAL 6c. DOA

BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY) MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY)

7 CHICAGO, ILLINOIS 8a. MARRIED 8b. JOANN M. MCHALE 9. YES

10. RESIDENCE (STREET AND NUMBER) 11a. MAINTENANCE 11b. COLLEGE 12. 12

13a. 10330 SOUTH RIDGEWAY 13b. CHICAGO 13c. YES 13d. COOK

13e. ILLINOIS 13f. 60655 14a. WHITE 14b. X NO 14c. YES SPECIFY: 14d. YES

FATHER-NAME FIRST MIDDLE LAST MOTHER-NAME FIRST MIDDLE LAST

15. LUKA LAVIN DELIA BROGAN

17a. MRS. JOANN M. LAVIN 17b. WIFE 17c. 10330 SOUTH RIDGEWAY, CHICAGO, IL

18. PART I. Immediate Cause (Final disease or condition resulting in death) Myocardial Infarction

CONDITIONS, IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a) UPPER EXTENSION (b) DUE TO OR AS A CONSEQUENCE OF (c)

PART II. Other significant conditions contributing to death but not stated in the underlying cause given in PART I.

DATE OF OPERATION, IF ANY MAJOR STAPLINGS OF OPERATION

20a. (I) DID NOT ATTEND THE DECEASED AND LAST SAW HIM/HER ALIVE ON 6/21/99

21a. TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.

22a. SIGNATURE OF CERTIFIER (TYPE OR PRINT) *Shirley Thomas*

22c. DR. KRISHNAN, 5019 WEST 95TH STREET, OAK LAWN, IL 60453

23. BURIAL, CREMATION, REMOVAL (SPECIFY) CEMETERY OR CREMATORY-NAME LOCATION CITY OR TOWN STATE

24a. BURIAL 24b. HOLY SEPULCHRE 24c. WORTH, ILLINOIS 24d. JULY 9, 1999

25a. ANDREW J. MCGANN & SON FUNERAL HOME, 10727 SOUTH PULASKI ROAD, CHICAGO, IL 60655

25b. LOCAL REGISTRAR'S SIGNATURE *Andrew J. McGann*

26a. LOCAL REGISTRAR'S SIGNATURE *Shirley Thomas*

26b. DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR) July 6, 1999

VR200 (Rev. 5/89) Illinois Department of Public Health—Division of Vital Records (BASED ON 1989 U.S. STANDARD CERTIFICATE)

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