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ATTORNEYS' TITLE GUARANTY FUND, INC.

Doc#: 1704017002 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2017 09:16 AM Pg: 1 of 4

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JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

CLIFFORD BROWN

, in the City of Olympia Fields, State of Illinois; that the affiant was acquainted with Holly Brown, 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 18 (excepting therefrom the South 6 feet of said Lot thereof taken for Roadway) in Block 2 in Athenia Park Subdivision of the Northeast 1/4 of Section 24, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 31-24-208-018-0000

Address of Property: 2714 Apollo Circle, Olympia Fields, IL 60461

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 June 29, 2016, leaving no last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 200,000.00, and the value of the above property individually was \$ 750,000.00;

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.

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

160135300609

1/3

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 31-24-208-018-0000

Property Address:
2714 Apollo Circle
Olympia Fields, IL 60461

Legal Description:
Lot 18 (excepting therefrom the South 6 feet of said Lot thereof taken for Roadway) in Block 2 in Athenia Park Subdivision of the Northeast 1/4 of Section 24, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

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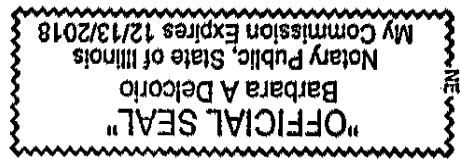
The affiant hereby covenants and agrees, individually, and for the affiants, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold ATG harmless and to reimburse ATG for all loss, costs, damages, suits, attorney's fees, and expenses of every kind and nature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

Clifford Brown (Seal)
 _____ (Seal)

Subscribed and sworn to before me this

18th day of JANUARY, 2017
Day Month Year
Barbara A. Delcorio
 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:
DARRYL R. LEM, ATTORNEY AT LAW
Name
850 Burnham Ave.
Address
Calumet City, IL 60409
City, State, Zip

Return to:
DARRYL R. LEM, ATTORNEY AT LAW
Name
850 Burnham Ave.
Address
Calumet City, IL 60409
City, State, Zip

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

STATE FILE NUMBER 2018 0061861

DATE ISSUED 7/5/2016

DECEDENT'S LEGAL NAME HOLLY JAY BROWN		SEX FEMALE	DATE OF DEATH JUNE 29, 2016
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 69 YEARS	DATE OF BIRTH DECEMBER 18, 1950	
CITY OR TOWN CHICAGO HEIGHTS	HOSPITAL OR OTHER INSTITUTION NAME VITAS HOSPICE AT FRANCISCAN ST JAMES HOSPITAL		
PLACE OF DEATH HOSPICE/FACILITY			
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME CLIFFORD BROWN
RESIDENCE 2714 APOLLO CIRCLE	APT. NO.	CITY OR TOWN OLYMPIA FIELDS	EVER IN U.S. ARMED FORCES? NO
COUNTY COOK	ZIP CODE 60461	FATHER'S PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION RAYMOND BRADLEY	MOTHER'S PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION VIVIAN JENNINGS
INFORMANT'S NAME CLIFFORD BROWN		RELATIONSHIP SON	MAILING ADDRESS 2919 SEBECER DRIVE, HIGHLAND, IN, 46322
METHOD OF DISPOSITION DONATION	PLACE OF DISPOSITION ANATOMICAL GIFT ASSOCIATION OF ILLINOIS	LOCATION - CITY OR TOWN AND STATE CHICAGO, IL	DATE OF DISPOSITION JUNE 29, 2016
FUNERAL HOME WOODS FUNERAL HOME LTD, 1003 SOUTH HALSTED STREET CHICAGO HEIGHTS, IL, 60641			
FUNERAL DIRECTOR'S NAME MELVIN TYRONE WOODS		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015057	
LOCAL REGISTRAR'S NAME LORI WILCOX		DATE FILED WITH LOCAL REGISTRAR JULY 5, 2016	
CAUSE OF DEATH PART I LUNG CANCER			
IMMEDIATE CAUSE (final disease or condition resulting in death)			
Due to (or as a consequence of)			
Due to (or as a consequence of)			
Due to (or as a consequence of)			
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	
DATE OF INJURY		TIME OF INJURY	PLACE OF INJURY
LOCATION OF INJURY		INJURY AT WORK?	
DESCRIBE HOW INJURY OCCURRED:		IF TRANSFER FROM INJURY, SPECIFY:	
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE JUNE 29, 2016	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED
CERTIFIER PHYSICIAN		DATE CERTIFIED JUNE 30, 2016	TIME OF DEATH 09:30 AM
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH LONG MUHAMMED N, 1423 CHICAGO ROAD, CHICAGO HEIGHTS, ILLINOIS, 60411		PHYSICIAN'S LICENSE NUMBER 0360891007	

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