



Doc# 1713713032 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/17/2017 11:14 AM PG: 1 OF 3

**JOINT TENANCY
AFFIDAVIT**

CHARLES BEDROSIAN, a widow hereinafter referred to as the affiant, states under oath that the affiant resides at 2435 Nona St., in the Village of Franklin Park, County of Cook, State of Illinois; that the affiant was acquainted with **MARY ELLEN BEDROSIAN** the decedent, and that at the time of death, the decedent was one of the owners of the property by virtue of a properly recorded joint tenancy warranty deed, said property located in **COOK COUNTY, ILLINOIS** and legally described as follows:

Please see the attached legal description.

PIN: 12-16-403-028-0000

Commonly known as: 4334 N. Atlantic, S. Miller Park, IL 60176

That 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 the ~~23rd~~ 23rd day of February, 2017 leaving no last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property is less than \$1,500,000.00 and;

That the value of the above property individually was less than \$250,000.00;

That **CHARLES BEDROSIAN**, the affiant, hereby covenants and agrees, for himself, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold any title company harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and expenses and every kind and nature which the Fund 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 **MARY ELLEN BEDROSIAN** the decedent;
2. State and Federal Tax which may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights to contribution.

CHARLES BEDROSIAN

SUBSCRIBED AND SWORN to before me this 11th day of April, 2017

Notary Public

Prepared By and Return To:

BARRETT F. PEDERSEN
9701 West Grand Avenue
Franklin Park, IL 60131
(847) 455-9444
Atty. No. 27139



UNOFFICIAL COPY

LOT 6 IN GURR'S 5TH HOMESTEAD SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED NOVEMBER 17, 1924 AS DOCUMENT 236136, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Issued by:

DISILVESTRO

1713713032
11/17/24
11/17/24
11/17/24

1713713032
11/17/24
11/17/24
11/17/24

1713713032
11/17/24
11/17/24
11/17/24

UNOFFICIAL COPY

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


STATE FILE NUMBER 2017 0016535

DATE ISSUED 2/27/2017

DECEDENT'S LEGAL NAME MARY ELLEN BEDROSIAN			SEX FEMALE	DATE OF DEATH FEBRUARY 23, 2017
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 87 YEARS	DATE OF BIRTH DECEMBER 11, 1929		
CITY OR TOWN BERWYN	HOSPITAL OR OTHER INSTITUTION NAME MAC NEAL MEMORIAL HOSPITAL			
PLACE OF DEATH INPATIENT				
BIRTHPLACE SAINT LOUIS, MO	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME CHARLES BEDROSIAN		EVER IN U.S. ARMED FORCES? NO
RESIDENCE 4334 ATLANTIC AVENUE	APT. NO.	CITY OR TOWN SCHILLER PARK	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60176	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MARTIN WESLEY PHILLIPS	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION LOTTIE ELLEN MANN
INFORMANT'S NAME CHARLES BEDROSIAN		RELATIONSHIP HUSBAND	MAILING ADDRESS 4334 ATLANTIC AVE, SCHILLER PARK, IL, 60176	
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION MONARCH CREMATORIUM	LOCATION - CITY OR TOWN AND STATE FRANKLIN PARK, IL	DATE OF DISPOSITION FEBRUARY 27, 2017	
FUNERAL HOME SAX TIEDEMANN FUNERAL HOME AND CREMATORIUM, 9568 BELMONT AVE., FRANKLIN PARK, IL, 60131				
FUNERAL DIRECTOR'S NAME STEPHEN C. DAWSON			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034012097	
LOCAL REGISTRAR'S NAME ELIZABETH A. PECHOUS			DATE FILED WITH LOCAL REGISTRAR FEBRUARY 27, 2017	
CAUSE OF DEATH PART I. ACUTE CEREBRAL VASCULAR ACCIDENT NON TRAUMATIC STROKE				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		Due to (or as a consequence of)		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
a.		Due to (or as a consequence of)		
b.		Due to (or as a consequence of)		
c.		Due to (or as a consequence of)		1 WEEKS
PART II. Enter other significant conditions contributing to death 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 TRANSPORTATION INJURY, SPECIFY	
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE FEBRUARY 17, 2017	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 02:05 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED FEBRUARY 25, 2017	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH JOHN D BROFMAN, MD, 3231 S. EUCLID SUITE 405, BERWYN, ILLINOIS, 60402			PHYSICIAN'S LICENSE NUMBER 036072874	



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
 Cook County Clerk

