

UNOFFICIAL COPY

JOINT TENANCY AFFIDAVIT

Doc#: 1723501209 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2017 11:51 AM Pg: 1 of 3

STATE OF IL)
COUNTY OF COOK) SS

Hazel Jackson,

hereby referred to as the affiant, states under oath that the affiant resides at _____

In the City of Chicago)
State of Illinois)

that the affiant was acquainted with Eddie Jackson,

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:

SOUTH 16-2/3 FEET OF LOT 17 AND THE NORTH 16-2/3 FEET OF LOT 18 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 3, 4, AND 5 OF STONE AND MCGLASHAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF VINCENNES AVENUE IN COOK COUNTY, ILLINOIS.

AND

LOT 19 AND THE SOUTH 8 1/3 FEET OF LOT 18 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 3, 4, AND 5 IN STONE AND MCCLASHAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER (EAST OF VINCENNES) OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (COMMONLY KNOWN AS 4730 S. CHAMPLAIN AVE CHICAGO FL 60615)

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 December 23, 2005, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ _____, and that the value of the above property individually was \$ _____.

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 60606-4850
Attn: Search Department

170297355772 1/2

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JOINT TENANCY AFFIDAVIT (continued)

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 Eddie Jackson, 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.

Eddie Jackson (Seal)
 _____ (Seal)

Subscribed and sworn to before me this
18 day of August, 2017
 _____ (Month) _____ (Year)
Earlline L. Davis

 (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.

Mail To:

This instrument prepared by:
Jennifer Hayes, Attorney at Law
 _____ (Name)
15W030 N. Frontage Road
 _____ (Address)
Burr Ridge, IL 60527
 _____ (City, State, Zip)

Return to:
 _____ (Name)
 _____ (Address)
 _____ (City, State, Zip)

