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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/29/2017 12:46 PM PG: 1 OF 3



ATTORNEYS' TITLE GUARANTY FUND, INC.

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

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AFFIDAVIT

STATE OF ILLINOIS

SS

COUNTY OF COOK

BOHDAN TROJAN hereby referred to as the affiant, states under oath that the affiant resides at 1433 S. Fairview Avenue, in the City of Park Ridge, State of Illinois; that the affiant was acquainted with ANNA TROJAN the decedent; at the time of death, the decedent was one of the owners of property as a life tenant by virtue of a properly recorded Warranty Deed, said property located in Cook County, State of Illinois, and legally described as follows:

Property Address: 2540 W. Superior, Chicago, IL 60612

P.I.N.: 16-12-202-030-0000

THE EAST 18 FEET OF LOT 33 AND THE WEST 12 FEET OF LOT 34, IN SUBDIVISION OF BLOCK 2 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 August 21, 2017, leaving no last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 10,000.00, and the value of the above property individually was \$ 10,000.00;

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.

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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:

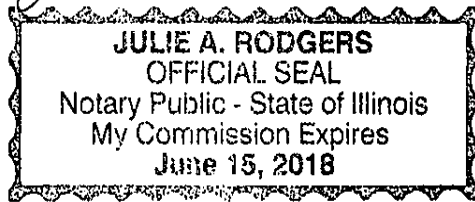
1. Claims against the estate of ANNA TROJAN, the decedent;
2. State Estate/Inheritance Tax and Federal Estate Tax that may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights of contribution.

*B. George Oleksiuk* (Seal)  
 \_\_\_\_\_ (Seal)

Subscribed and sworn to before me this

22nd day of September, 2017  
Day Month Year

*Julie A. Rodgers*  
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:  
B. George Oleksiuk, Esq. Name  
422 E. Palatine Rd. Address  
Palatine, IL 60074 City, State, Zip

Return to:  
B. George Oleksiuk, Esq. Name  
422 E. Palatine Rd. Address  
Palatine, IL 60074 City, State, Zip

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

STATE FILE NUMBER 2017 0067860

DATE ISSUED 8/28/2017

DECEDENT'S LEGAL NAME ANNA TROJAN		SEX FEMALE	DATE OF DEATH AUGUST 21, 2017	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 89 YEARS	DATE OF BIRTH JUNE 30, 1928		
CITY OR TOWN CHICAGO		HOSPITAL OR OTHER INSTITUTION NAME 2540 W SUPERIOR STREET		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE UKRAINE	SOCIAL SECURITY NUMBER <del>XXXXXXXXXX</del>	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 2540 W SUPERIOR STREET	APT. NO. 1	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60612	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MAKSYM IWASYSZYN	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MARIA BONDUSIAK
INFORMANT'S NAME BOHDAN TROJAN		RELATIONSHIP SON	MAILING ADDRESS 1433 S FAIRVIEW AVENUE, PARK RIDGE, IL 60068	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION SAINT NICHOLAS CEMETERY	LOCATION - CITY OR TOWN AND STATE CHICAGO, IL	DATE OF DISPOSITION AUGUST 29, 2017	
FUNERAL HOME MUZYKA FUNERAL HOME, 2157 W. CHICAGO AVENUE, CHICAGO, IL, 60622				
FUNERAL DIRECTOR'S NAME MARGARET MARY MUZYKA			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034011549	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR AUGUST 26, 2017	
<b>CAUSE OF DEATH</b>				
PART I. CEREBRO VASCULAR ACCIDENT		<b>APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH</b>	DAYS	
IMMEDIATE CAUSE (Final disease or condition resulting in death)			YEARS	
a. CONGESTIVE HEART FAILURE <i>Due to (or as a consequence of):</i>			YEARS	
b. CORONARY ARTERY DISEASE <i>Due to (or as a consequence of):</i>			YEARS	
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			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
TIME OF INJURY			MANNER OF DEATH NATURAL	
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 AUGUST 03, 2017	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 05:00 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED AUGUST 24, 2017	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH RAMADURAI, RAGHU, 2222 W DIVISION STREET, SUITE 300, CHICAGO, ILLINOIS, 60622			PHYSICIAN'S LICENSE NUMBER 036-069286	

IF A VOID APPEARS WHEN PHOTOCOPIED

Barcode:  D00083722

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

