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1912813006

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2019 09:49 AM PG: 1 OF 5

AFFADVIT OF HEIRSHIP

COVER PAGE

3946 W. WEST END AVENUE

16-11-307-008-0000

Property of Cook County Clerk's Office

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AFFIDAVIT OF HEIRSHIP

I (We), **Paul Burton**, (Affiant(s), being duly sworn upon oath, state(s) this 20th day of January, 20 18.

- 1. That Affiant(s) resides at 872 Sheridan Road, Evanston, Illinois 60202
- 2. That Affiant(s) is the Grandson of ISSAQUENA STYLES (deceased).
- 3. That Decedent died on July 26, 2006 (death certificate attached).
- 4. That the Decedent died owning an interest in the property commonly known as 3946 W. West End Avenue, Chicago, Illinois 60624

5. That the Decedent died **Testate or Intestate (circle one)** (copy of will attached).

6. That the Decedent was married to or partner in a civil union to the following individuals, and no others

Name	Marriage or Civil Union terminated by (death, divorce, etc.)
<u>PERCY STYLES</u>	<u>death</u>
_____	_____
_____	_____

7. That the following children and no others were born to or adopted by the Decedent

Name	(M-for minor/A-for adult) competent (y/n)	
<u>PERCY STYLES, JR.</u>	<u>A</u>	<u>y</u>
<u>SYLVESTER STYLES</u>	<u>A</u>	<u>y</u>
<u>WILLIE STYLES</u>	<u>A</u>	<u>y</u>
<u>LOVIE STYLES BURTON</u>	<u>A</u>	<u>y</u>
<u>JOHNNIE STYLES</u>	<u>A</u>	<u>y</u>
<u>EDNA STYLES</u>	<u>A</u>	<u>y</u>
<u>ALBERTA STYLES SMITH</u>	<u>A</u>	<u>y</u>

8. That the Decedent died without spouse or partner in a civil union, and the heir listed above pre-deceased the Decedent, to the Affiant's best information and belief the following represents the Decedent's heirship:

Name	(M-for minor/A-for adult) competent (y/n)	
_____	_____	_____
_____	_____	_____
_____	_____	_____

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8. That in the event the **Decedent** died without spouse or partner in a civil union or child, or that an heir listed above is deceased, to the Affiants' best information and belief the following represents the Decedent's heirship (include names of all living descendants pursuant to statute) (please indicate if the descendant is a minor or adult and whether they are competent):

Name	(M-for minor/A-for adult)	competent (y/n)
_____	_____	_____
_____	_____	_____
_____	_____	_____

9. That the **total value** of the estate of the **Decedent** including the taxable interest in the aforesaid property is \$_____.

10. That no **claims** have been filed against Decedent and that all expenses of illness and/or funeral expenses have been paid in full: or, that the following claims will be paid from the proceeds of the subject property:

11. That the Federal Estate Tax (has/has not) been paid, that the Illinois Inheritance Tax (has/has not) been paid; or that no (Federal Estate Tax/Illinois Inheritance Tax) is due.

12. That the Affiant makes this affidavit to induce First American Title Insurance Company (First American) to issue its policy of title insurance-number _____ and with knowledge that First American will rely on the representations made and contained herein to insure title.

In consideration of the issuance of the title insurance policy without exception to Possible Claims against the Estate of _____, deceased, and the payment of \$1,000 by the undersigned to the Company, the sufficiency and receipt of which is hereby acknowledged, the undersigned, jointly and severally, for themselves, heirs, personal representatives and assigns do hereby covenant and agree with the Company: To forever fully protect, defend and save the Company harmless from and against all the Claims against the Estate of _____, deceased, and from any and all loss, costs, damages, attorneys' fees and expenses of every kind and nature in which it may suffer, expend or incur under, or by reason, or in consequence of the title insurance policy on account, or in consequence, or growing out of the Claims against the Estate of _____, deceased, or on account of the assertion or enforcement or attempted assertion or enforcement hereof or of any right existing or hereafter arising, or which may at any time be claimed to exist under, or by reason, or in consequence, or growing out of the Claims Against the Estate of _____, deceased;

Affiant further sayeth not.

Louie Styles Buxton (Affiant) Sybil Styles (Affiant) Edna J

Percy Styles Jr (Affiant) Allerta Styles (Affiant)

Johnnie Styles

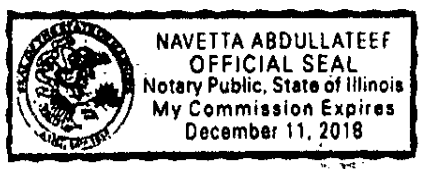
STATE OF Illinois
COUNTY OF Cook

I, Navetta Abdullateef, a Notary Public in and for the County and State aforesaid, do hereby certify that Percy Styles Jr, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument as a free and voluntary act for the uses and purposes therein set forth with full knowledge of the ramifications of the execution of this deed, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 11 day of November, 2017.

Navetta Abdullateef
Notary Public

My Commission Expires: 12/11/2018 (Seal)



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AMENDMENT TO CONTRACT

Amendment to Contract dated December 12, 2017 between the parties named herein.

Seller(s): PERCY STYLES, JR., SYLVESTER STYLES, WILLIE STYLES, LOVIE STYLES BURTON, JOHNNIE STYLES, EDNA STYLES, ALBERTA STYLES SMITH

Buyer(s): LEE DANIEL, JR.

Property Address: 3946 W. West End Avenue, Chicago, Illinois 60624 (hereinafter "the Property")

The parties hereto agree as follows:

1. The parties shall initial line 410 of Paragraph 35 (CREDIT AT CLOSING) of the MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 6.1.
2. Line 412 of the Contract shall be amended as follows: above the line after the word "credit \$" insert the words "**6% of the Purchase Price**".
3. All other terms of the Contract (including any agreed upon modifications thereto) shall remain the same.

Sellers:

Percy Styles Jr 1-20-2018
 PERCY STYLES, JR. Date

Sylvester Styles 1-20-18
 SYLVESTER STYLES Date

Willie Styles 1-20-18
 WILLIE STYLES Date

Lovie Burton 1-20-18
 LOVIE STYLES BURTON Date

Johnnie Styles 1-20-18
 JOHNNIE STYLES Date

Edna Styles 1-20-18
 EDNA STYLES Date

Alberta Styles Smith 01/20/18
 ALBERTA STYLES SMITH Date

Buyer:

Lee Daniel Jr 1-20-18
 LEE DANIEL, JR. Date

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Karen A. Yarbrough Clerk of Cook County
COUNTY OF COOK MAP DEPARTMENT

Date: 03-22-2019

THIS CERTIFIES THAT THE PERMANENT REAL ESTATE INDEX NUMBER KNOWN AS:
16 - 11 - 307 - 008 - 0000 BEARS THE FOLLOWING LEGAL DESCRIPTION:

THE SOUTH 106 FEET OF LOT 30 OF PARMLY'S SUBDIVISION OF THAT PART OF LOT 3
OF COURT PARTITION OF THE EAST 30 ACRES OF THE WEST 40 ACRES OF THE
SOUTHWEST 1/4 LYING SOUTH OF LAKE STREET, OF SECTION 11 TOWNSHIP 39 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Fee: \$10.00

A handwritten signature in black ink, appearing to be "E.M.", written over a horizontal line.

Supervisor of Maps and Plats

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