



1913055045

Doc# 1913055045 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/10/2019 12:16 PM PG: 1 OF 4

DECEASED JOINT TENANCY
AFFIDAVIT

MAIL TO:

John C. Santee
200 E. Evergreen, Suite 102
Mount Prospect, IL 60056

NAME & ADDRESS OF
TAXPAYER:

Frank J. Balzanto
710 Creekside Drive, Unit 204
Mount Prospect, IL 60056

State of Illinois)
) SS.
County of Cook)

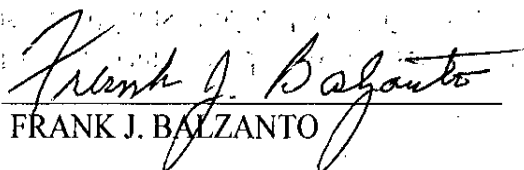
FRANK J. BALZANTO, (hereinafter called "Affiant"), being first duly sworn, states that he resides at 710 Creekside Drive, Unit 204, Mount Prospect, Illinois 60056. That Affiant was acquainted with NANCY BALZANTO (hereinafter called "Decedent"), and that Decedent at the time of her death was one of the owners of the land in Cook County, Illinois, commonly referred to as 710 Creekside Drive, Unit 204, Mount Prospect, Illinois 60056, and legally described in Exhibit A attached hereto and incorporated herein by this reference.

That the Decedent died on August 10, 2012, as evidenced by a copy of Decedent's death certificate attached hereto.

That the Decedent, at the time of her death, held her share of the above-mentioned property as a joint tenant and that the Decedent died leaving no last will and testament.

That the total value of the estate of the Decedent, for estate tax purposes, including both real and personal property owned by the Decedent, either individually or in joint tenancy at the time of the Decedent's death, does not exceed the sum of \$600,000.00.

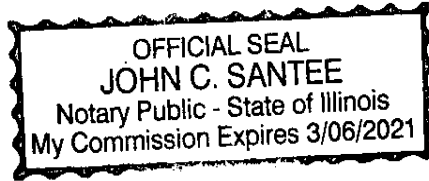
That Affiant makes this Affidavit for the purpose of any individual or corporation who may be harmed by the Affiant's lack of veracity.


FRANK J. BALZANTO

UNOFFICIAL COPY

Subscribed and sworn to before me, a Notary Public, this 1st day of June, 2018.

John C. Santee
Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph e, Section 4,
Real Estate Transfer Act
Date: June 1, 2018

Prepared by:
John C. Santee
200 E. Evergreen
Suite 102
Mount Prospect, IL 60056

Signature: John C. Santee

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1: Unit 204A together with its undivided percentage interest in the common elements in Creekside at Old Orchard Condominium, as delineated and defined in the Declaration recorded as document number 96261584, as amended from time to time, in the Northwest Quarter of Section 27 and the East Half of the Northeast Quarter of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P37A and Storage Space S37A, limited common elements as delineated and defined in the aforesaid declaration recorded as document number 96261584.

Parcel 3: Easement for ingress and egress in favor of Parcel 1 created by the aforesaid declaration recorded as document number 96261584.

Permanent Index No: 03-27-100-092-1014

Property Address: 710 Creekside Drive, Unit 204, Mount Prospect, IL 60056

EXHIBIT A

Property of Cook County Clerk's Office

CERTIFICATION OF DEATH RECORD

UNOFFICIAL COPY

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

STATE FILE NUMBER 2012 0059447

DATE ISSUED 8/15/2012

DECEDENT'S LEGAL NAME NANCY M BALZANTO		SEX FEMALE	DATE OF DEATH AUGUST 10, 2012	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 84 YEARS	DATE OF BIRTH DECEMBER 10, 1927		
CITY OR TOWN MT PROSPECT		HOSPITAL OR OTHER INSTITUTION NAME 710 CREEKSIDE DR		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER [REDACTED] 8431	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 710 CREEKSIDE DR	APT. NO. 204	CITY OR TOWN MT PROSPECT	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60056	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JOSEPH LA SALA	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JOSEPHINE LOMBARDO
INFORMANT'S NAME JOHN M BALZANTO		RELATIONSHIP SON	MAILING ADDRESS 18 N MARCELLA RD, MT. PROSPECT, IL, 60056	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION QUEEN OF HEAVEN CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE HILLSIDE, IL	DATE OF DISPOSITION AUGUST 14, 2012	
FUNERAL HOME SEVERIN'S RIVER WOODS FUNERAL CHAPEL, S. 205 S RIVER RD, DES PLAINES, IL, 60016				
FUNERAL DIRECTOR'S NAME COLETTE M SEVERINO			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014823	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR AUGUST 13, 2012	
CAUSE OF DEATH	PART I	PANCREATIC CANCER		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	a	Due to (or as a consequence of):		
	b	ALZHEIMERS DISEASE		
	c	Due to (or as a consequence of):		3 MONTHS
				3 YEARS
PART II: Enter other <i>significant conditions contributing to death</i> 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	
ANSWER THE DECEASED? YES	DATE LAST SEEN ALIVE MAY 05, 2012	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 02:00 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED AUGUST 10, 2012	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH S KHIPPLE, 350 W KENSINGTON RD SUITE 101, MT PROSPECT, ILLINOIS, 60056			PHYSICIAN'S LICENSE NUMBER 036 074100	

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: FACILE SECURITY HOLOGRAPHIC FOILS AT BOTTOM

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