



ATTORNEYS' TITLE GUARANTY FUND, INC.

JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS )
COUNTY OF COOK ) SS



Doc# 1928857277 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 10/15/2019 03:57 PM PG: 1 OF 3.

Lorraine Hansen nka Lorraine H. Taylor, hereby referred to as the affiant, states under oath that the affiant resides at 4739 W. 149th Street, Midlothian, IL 60445 that the affiant was acquainted with Albert J. Hansen and at the time of the decedent's death, the decedent was one of the owners of a parcel of property by virtue of a properly recorded joint tenancy deed, said property located in COOK County, Illinois, and legally described as follows:

The North 252 feet of the North 1/2 of the West 1/2 of Block 22 in Arthur T. McIntosh's Addition to Midlothian Farms, being a subdivision of the South West 1/4 of the South East 1/4 and East 1/2 of the South East 1/4 of Section 9, and the West 1/2 of the South West 1/4 and the West 33/80 of the East 1/2 of the South West 1/4 of Section 10, all in Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 28-10-308-013-0000
Property Address: 4739 149th Street, Midlothian, Illinois 60445

The decedent died on 11/25/1979 leaving no last will and testament;

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 total value of decedent's estate, including the taxable interest in the above property, is \$4,500.00, and that the value of the above property individually is \$4,500.00;

The State 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 the title company to issue its policy of title insurance on the above described property.

The affiant hereby covenants and agrees, individually, and for the affiants, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold the title company harmless and to reimburse the title company for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature that the title company 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 Albert J. Hansen, deceased, 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;

# UNOFFICIAL COPY

## JOINT TENANCY AFFIDAVIT

(continued)

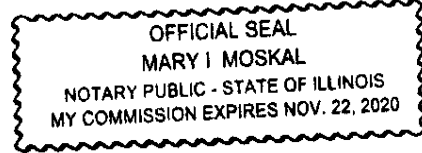
4. Rights of contribution.

*Lorraine*  
*Lorraine Hansen NKA H. Taylor*  
 Lorraine Hansen nka Lorraine H. Taylor

Subscribed and sworn to before me this

14 day of October, 2019  
(Month) (Year)

Mary I. Moskal  
(Notary Public)



My commission expires: 11/22/2020

**Note:** If the decedent left a will, a certified copy thereof must be presented to the title company for inspection, along with a certified copy of the death certificate and evidence of payment of death taxes, if any.

This instrument prepared by:  
 Maureen Moskal  
 Moskal & Associates, Ltd.  
 15601 S. Cicero Avenue, Suite 101  
 Oak Forest, Illinois 60452

Return to:  
 Maureen Moskal  
 Moskal & Associates, Ltd.  
 15601 S. Cicero Avenue, Suite 101  
 Oak Forest, Illinois 60452

Property of Cook County Clerk's Office

# CERTIFICATION OF DEATH RECORD

## UNOFFICIAL COPY

|   |   |   |   |
|---|---|---|---|
| REGISTRATION DISTRICT NO. <b>16.0</b>   | STATE OF ILLINOIS   | 08063                                     | STATE FILE NUMBER   |
| MEDICAL CERTIFICATE OF DEATH <b>79-062803</b>                                   |   |   |   |
| DECLARED - NAME<br><b>ALBERT J. HANSEN</b>                                      | SEX<br><b>MALE</b>  | DATE OF DEATH<br><b>NOVEMBER 25, 1979</b> |   |
| RACE<br><b>White</b>  | ETHNIC ORIGIN<br><b>American</b>  | AGE<br><b>53</b>                          | DATE OF BIRTH<br><b>MAY 5, 1926</b>                                   |
| CITY, TOWNSHIP, OR ROAD DISTRICT NUMBER<br><b>HAZEL CREST</b>                   | HOSPITAL OR OTHER ESTABLISHMENT - NAME OF USE IN GENERAL, ONE STREET AND NUMBER<br><b>SOUTH SUBURBAN HOSPITAL</b> | PLACE OF DEATH<br><b>INPATIENT</b>        |   |
| STATE OF DEATH<br><b>ILLINOIS</b>   | COUNTRY OF BIRTH<br><b>UNITED STATES</b>  | MARRIAGE STATUS<br><b>MARRIED</b>         | NAME OF SPOUSE (PLEASE PRINT NAME OF DECEASED)<br><b>LORRINE BATA</b> |
| SOCIAL SECURITY NUMBER  | PROFESSION, OCCUPATION, OR TRADE<br><b>Inventory Claims Taker</b>   | EMPLOYER'S NAME<br><b>Walgreens Co.</b>   | U.S. WAR VETERAN<br><b>Yes</b>  |
| RESIDENCE STREET AND NUMBER<br><b>4739 W. 149th Street</b>                      | CITY, TOWNSHIP, OR ROAD DISTRICT NO.<br><b>MIDLOTHIAN</b>   | ZIP CODE<br><b>YES</b>                    | COUNTY<br><b>COOK</b>   |
| FATHER - NAME<br><b>James J. Hansen</b>   | MOTHER - MARRIED NAME<br><b>Elizabeth Dietrich</b>  | DEATH CITY<br><b>ILLINOIS</b>             |   |
| 17a. <b>DOREEN SCHULTZ</b>  | HOSPITAL RECORDS<br><b>RECORDS</b>  | ADDRESS<br><b>17800 Kedzie</b>            | CITY<br><b>Hazel Crest</b>  |
| 18. DEATH WAS CAUSED BY:<br><b>CARDIOPULMONARY ARREST</b>                       |   |   | APPROXIMATE DURATION OF ILLNESS<br><b>15 mts.</b>                     |
| PART I. IMMEDIATE CAUSE<br><b>STATUS ASTHMATICUS</b>                            |   |   | <b>3 days.</b>  |
| PART II. OTHER SIGNIFICANT CONDITIONS<br><b>ANOXIC BRAIN DAMAGE</b>             |   |   | <b>5 days.</b>  |
| DATE OF OPERATION, IF ANY   |   |   | ALTERNATIVE ORGAN   |
| NAME AND ADDRESS OF CERTIFIER<br><b>5320 W. 159th St. Oak Forest, Illinois</b>  |   |   | <b>NO</b>   |
| 19a. <b>11-19-79</b>  | 19b. <b>11-25-79</b>  | 19c. <b>11-25-79</b>                      | 19d. <b>12:45 pm</b>  |
| 20. <b>Patrick G. Same m.D.</b>   |   |   | 20b. <b>11-26-79</b>  |
| 21. <b>St. Mary</b>   |   |   | 21b. <b>86-47348</b>  |
| 22. <b>Burial</b>   | 22a. <b>St. Mary</b>  | 22b. <b>Evergreen Park, Ill.</b>          | 22c. <b>Nov. 28, 1979</b>   |
| 23. <b>Hickey-Vandenberg Chapel 4201 W. 147th Street Midlothian, Ill. 60445</b> |   |   | 23b. <b>5300</b>  |
| 24. <b>Shirley P. Wilkins</b>   |   |   | 24b. <b>November 26, 1979</b>   |

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM

1093043

September 19, 2019

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.

*Karen A. Yarbrough*  
Karen A. Yarbrough  
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE