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JOINT TENANCY AFFIDAVIT

Doc#: 2115206069 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/01/2021 07:06 AM Pg: 1 of 4

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

215. KASPAR AVE
Oakington Heights 60005
In the City of _____,

State of ILLINOIS;

that the affiant was acquainted with _____

Patricia Halpin,
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:

see EXHIBIT A
attached

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 3/16/21, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 112k < 100,000 and
that the value of the above property individually was \$ real estate @ 101 Summit \$285,000

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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JOINT TENANCY AFFIDAVIT (continued)

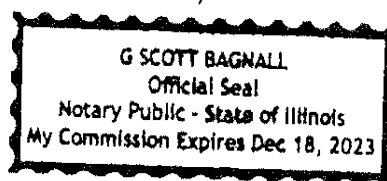
The affiant hereby covenants and agrees, individually, and for the affiants, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold ATG harmless and to reimburse ATG for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature 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 Patricia Halpin, 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.

x Thomas J. Shady (Seal)
Thomas Shady (Seal)

Subscribed and sworn to before me this

12th day of May, 2021
(Month) (Year)
Scott Bagnall
(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:

Scott Bagnall
(Name)
5 Revere Dr #200
(Address)
Northbrook IL 60062
(City, State, Zip)

Return to:

Scott Bagnall
(Name)
5 Revere Drive #200
(Address)
Northbrook IL 60062
(City, State, Zip)

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION**Permanent Index Number:**

Property ID: 09-35-207-031-1037, 09-35-207-031-1097

Property Address:

101 Summit Avenue, Unit 406, Park Ridge, IL 60068

Legal Description:**Parcel 1:**

residential unit 406 and covered parking unit G-22 in the summitt condominium as delineated on Plat of survey of the following described parcel of Real estate:

Lots 1 and 2 in the summitt, being a resubdivision of certain lots in certain blocks in the Northeast 1/4 of section 35, township 41 North, range 12, East of the third principal meridian, according to the Plat thereof recorded March 23, 1984 as document number 27017048, in Cook County, Illinois;

which survey is attached as exhibit "D" to the declaration of condominium recorded as document 88116446, in Cook County, Illinois.

Parcel 2: Easement appurtenant to and for the benefit of parcel 1 made by and Between American National Bank and Trust Company of Chicago, a national banking association, as trustee under trust agreement dated April 1, 1982 and Known as trust number 55030, great american federal savings and loan association, and the City of Park Ridge, a municipal corporation of Illinois, as set forth in the declaration of covenants, restrictions and easements dated September 7, 1983 and recorded December 20, 1983 as document 26902934, for parking, ingress and egress over and upon the following described land:

The southeasterly 1/2 of that part of Euclid Avenue vacated by ordinance, dated July 19, 1983 and recorded December 20, 1983 as document 26902933, which lies northeasterly of the southwesterly line of Lot 20 extended northwesterly in Block 2 in outhet's subdivision of part of the Northeast 1/4 of section 35, township 41 North, range 12, East of the third principal meridian, in Cook County, Illinois.

EXHIBIT A
to Joint Tenancy
Affidavit of
Thomas Sheehy

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EXHIBIT A

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

STATE FILE NUMBER 2021 0030446

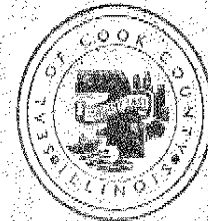
DATE ISSUED 4/7/2021

DECEDENT'S LEGAL NAME PATRICIA M HALPIN				SEX FEMALE	DATE OF DEATH MARCH 26, 2021										
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 84 YEARS		DATE OF BIRTH MAY 16, 1936												
CITY OR TOWN PARK RIDGE		HOSPITAL OR OTHER INSTITUTION NAME ADVOCATE LUTHERAN GENERAL HOSPITAL													
PLACE OF DEATH INPATIENT															
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH DIVORCED FROM MARRIAGE		SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME EVER IN U.S. ARMED FORCES? NO											
RESIDENCE 101 SUMMIT		APT. NO. 406	CITY OR TOWN PARK RIDGE		INSIDE CITY LIMITS? YES										
COUNTY COOK	STATE IL	ZIP CODE 60068	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION THOMAS J SHEEHY		MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION ANNA M CAFFERKY										
INFORMANT'S NAME MARIE HALPIN		RELATIONSHIP DAUGHTER		MAILING ADDRESS PO BOX 716, PARK RIDGE, IL, 60068											
METHOD OF DISPOSITION BURIAL		PLACE OF DISPOSITION SAINT MICHAEL THE ARCHANGEL CEMETERY		LOCATION - CITY OR TOWN AND STATE PALATINE, IL	DATE OF DISPOSITION APRIL 07, 2021										
FUNERAL HOME CUMBERLAND CHAPELS, 8300 W LAWRENCE AVE, NORRIDGE, IL, 60706															
FUNERAL DIRECTOR'S NAME DARRIN R GRIFFIN				FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016094											
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH				DATE FILED WITH LOCAL REGISTRAR APRIL 6, 2021											
<table border="1"> <tr> <td rowspan="4">CAUSE OF DEATH IMMEDIATE CAUSE (Final disease or condition resulting in death)</td> <td>PART I: ATRIAL FIBRILLATION</td> <td rowspan="4">APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH</td> <td>MONTHS</td> </tr> <tr> <td>b. CORONARY ARTERY DISEASE</td> <td>YEARS</td> </tr> <tr> <td colspan="2">Due to (or as a consequence of)</td> </tr> <tr> <td colspan="2">Due to (or as a consequence of)</td> </tr> </table>						CAUSE OF DEATH IMMEDIATE CAUSE (Final disease or condition resulting in death)	PART I: ATRIAL FIBRILLATION	APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	MONTHS	b. CORONARY ARTERY DISEASE	YEARS	Due to (or as a consequence of)		Due to (or as a consequence of)	
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	b. CORONARY ARTERY DISEASE		YEARS												
	Due to (or as a consequence of)														
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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:											
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE MARCH 26, 2021	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 11:13 PM											
CERTIFIER PHYSICIAN				DATE CERTIFIED MARCH 27, 2021											
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DAVID NESHEIM MD, 1775 DEMPSTER, PARK RIDGE, ILLINOIS, 60068				PHYSICIAN'S LICENSE NUMBER 036152161739456											



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
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE