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Doc#: 2115807468 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2021 12:50 PM Pg: 1 of 4

State of Illinois)
) SS
County of Cook)

Affidavit of Heirship
as to
David L. Thomas, Jr.

The Undersigned, David L. Thomas, III and Brendon M. Thomas, being duly sworn upon oath, states as follows:

1. That the undersigned are the only two children and Heirs and Legatees of David L. Thomas, Jr. and are acquainted with him.
2. That David L. Thomas, Jr. died Testate on July 3, 2020, in Cook County, Illinois. A copy of the medical certificate of death is attached to this Affidavit as Exhibit A.
3. That at the time of his death, record title to the following described parcel of real estate was vested in David L. Thomas Jr. The legal description of this land is:

UNIT NUMBER 315-II IN OXFORD GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 135 FEET OF LOT 51 LYING WEST OF WESTERLY LINE OF LINCOLN PARK AS DETERMINED BY DECREE OF CIRCUIT COURT CASE 322542 IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88388613 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 14-08-419-051-1002

Common address: 815 W. Gunnison, Unit 2, Chicago, Illinois 60640

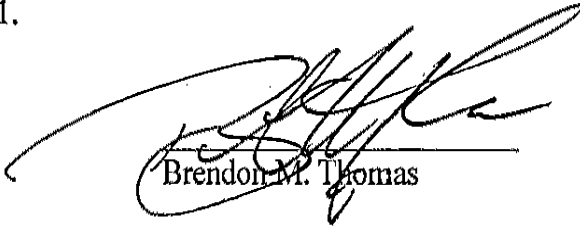
4. That no children were born to or adopted by David L Thomas, Jr, deceased, except the following two children:
David L. Thomas, III, son, married, adult, under no legal disability
Brendon M. Thomas , son, married, adult, under no legal disability
5. That David L. Thomas, Jr was married only once in his lifetime to Louise Thomas who predeceased him.
6. That the total value of the estate of David L. Thomas Jr, , at the time of his death did not exceed a taxable amount. That all expenses including funeral expenses which may or could have become a claim on her estate have been fully paid.
7. That no claims have been filed against Decedent or the estate of Decedent and that all expenses of illness and/or funeral expenses have been paid in full.

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- 8. That this affidavit is made for the purposed of inducing Attorneys' Title Guaranty Fund or any other title insurance Company duly licensed in the State of Illinois or any of its policy issuing agents to issue its Title Policy describing the above mentioned property and insuring ownership in said property without raising any claims as to the estate of David L. Thomas, Jr.
- 9. That if called upon to testify in any court of law in Cook County, Illinois or any other jurisdiction, the testimony of the undersigned, under oath, would be the same as that set forth in this document.

Dated: May 6th, 2021.


 David L. Thomas, III


 Brendon M. Thomas

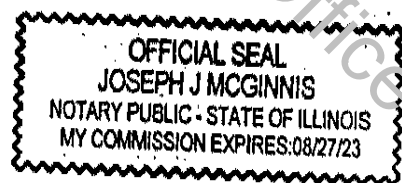
State of Illinois, County of Cook

I, the undersigned, being a Notary Public for the State and County aforesaid, and duly authorized by said State/County to administer oaths, state that the aforementioned persons, David L. Thomas, III and Brendon M. Thomas who signed this document above, personally appeared before me this 6th day of May, 2021 and, being duly sworn upon oath, stated and affirmed that the statements made in said foregoing affidavit instrument are true and correct.


 Notary Public

My commission expires 8/27/23

This document prepared by and Mail to: Joseph J. McGinnis, Attorney at Law, 4250 N. Marine Drive #2402, Chicago, IL 60613



UNOFFICIAL DEATH COPY

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

EXHIBIT A


STATE FILE NUMBER 2020 0063415

DATE ISSUED 7/13/2020

DECEDENT'S LEGAL NAME DAVID THOMAS JR		SEX MALE	DATE OF DEATH JULY 03, 2020	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 77 YEARS	DATE OF BIRTH JUNE 03, 1943		
CITY OR TOWN CHICAGO	HOSPITAL OR OTHER INSTITUTION NAME WARREN BARR GOLD COAST			
PLACE OF DEATH NURSING HOME / LONG TERM CARE FACILITY				
BIRTHPLACE NIAGARA FALLS, NY	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 815 W GUNNISON ST	APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60640	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION DAVID L THOMAS SR	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MARY MARGARET MURPHY
INFORMANT'S NAME DAVID THOMAS III	RELATIONSHIP SON	MAILING ADDRESS 560 W ROSCOE STREET 1E, CHICAGO, IL, 60657		
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION MONARCH CREMATORIUM	LOCATION - CITY OR TOWN AND STATE FRANKLIN PARK, IL	DATE OF DISPOSITION JULY 07, 2020	
FUNERAL HOME CASEY LASKOWSKI & SONS FUNERAL HOME, 4540 WEST DIVERSEY, CHICAGO, IL, 60639				
FUNERAL DIRECTOR'S NAME BRIAN J KOSKIEWICZ		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015255		
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH		DATE FILED WITH LOCAL REGISTRAR JULY 8, 2020		
CAUSE OF DEATH PART I ANEMIA				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a. _____ Due to (or as a consequence of)		
		b. SWEETS SYNDROME; FAILURE TO THRIVE Due to (or as a consequence of)		
		c. _____ Due to (or as a consequence of)		
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	
			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
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 JULY 02, 2020	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 04:10 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED JULY 06, 2020	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DR ALLIE ANN, 676 N ST CLAIR, CHICAGO, ILLINOIS, 60611			PHYSICIAN'S LICENSE NUMBER 038120080	

APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH

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**

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 14-08-419-051-1002

Property Address:
815 W Gunnison Street Unit 815-II
Chicago, IL 60640

Legal Description:
Unit Number 815-II in Oxford Glen Condominium as delineated on a survey of the following described real estate: The West 135 feet of Lot 51 lying West of Westerly line of Lincoln Park as determined by Decree of Circuit Court Case 322542 in Snow and Dickinson's Subdivision of the South 20 acres of the Southeast Fractional Quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 88388613 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Property of Cook County Clerk's Office