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Doc#: 2116641046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/15/2021 11:10 AM Pg: 1 of 3

ATTORNEYS'
TITLE
GUARANTY
FUND,
INC.

Illinois Offices:
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JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

SS

Robert Michael Bennett hereby referred to as the affiant, states under oath that the affiant resides at 4739 S. Lorel Ave., in the City of Chicago, State of Illinois; that the affiant was acquainted with Martha Louise Bennett, 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:

The South 48.70 feet of Lot 75 in Riverside Acres, a Subdivision of the South 1/2 of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN# 18-01-324-026-0000
4541 Fishermans Terrace, Lyons, IL 60534

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 March 2, 2021, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 220,000.00, and the value of the above property individually was \$ 110,000.00;

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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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 Martha Louise Bennett, 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.

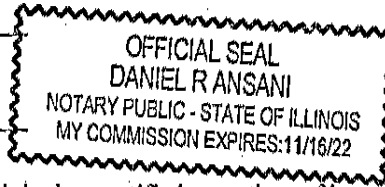
Robert Michael Bennett (Seal)

_____ (Seal)

Subscribed and sworn to before me this

27th day of May, 2021
Day Month Year

[Signature]
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:

Ansani & Ansani, P.C.

Name

1411 W. Peterson Ave., Suite 202

Address

Park Ridge, IL 60068

City, State, Zip

Return to:

Ansani & Ansani, P.C.

Name

1411 W. Peterson Ave., Suite 202

Address

Park Ridge, IL 60068

City, State, Zip

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EXHIBIT

EXHIBIT

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

STATE FILE NUMBER 2021-0021267

DATE ISSUED 3/5/2021

DECEDENT'S LEGAL NAME MARTHA LOUISE BENNETT		SEX FEMALE	DATE OF DEATH MARCH 02, 2021	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 94 YEARS	DATE OF BIRTH APRIL 23, 1926		
CITY OR TOWN CHICAGO		HOSPITAL OR OTHER INSTITUTION NAME 4739 S LOREL AVENUE		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE DYERSBURG, TN	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 4739 S LOREL AVENUE		APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60638	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JIM LITTLETON	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION RUBY IRENE HALL
INFORMANT'S NAME ROBERT M BENNETT		RELATIONSHIP SON	MAILING ADDRESS 4739 S LOREL, CHICAGO, IL, 60638	
METHOD OF DISPOSITION BURIAL		PLACE OF DISPOSITION ROELLEN CEMETERY	LOCATION - CITY OR TOWN AND STATE DYER CO, TN.	DATE OF DISPOSITION MARCH 06, 2021
FUNERAL HOME BARON'S BURIALS INC, 13909 S KOSTNER AVE, CRESTWOOD, IL, 60418				
FUNERAL DIRECTOR'S NAME STEPHANIE A BARON			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016703	
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH			DATE FILED WITH LOCAL REGISTRAR MARCH 5, 2021	
CAUSE OF DEATH - PART I				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		CONGESTIVE HEART FAILURE		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
		Due to (or as a consequence of)		UNKNOWN
		Due to (or as a consequence of)		UNKNOWN
		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 VALVULAR HEART DISEASE, HYPERTENSION			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 NOVEMBER 02, 2020	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 11:35 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED MARCH 04, 2021	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH SISBARRO, DANIEL, 2160 S 1ST AVENUE, #3100, MAYWOOD, ILLINOIS, 60153				PHYSICIAN'S LICENSE NUMBER 036094789

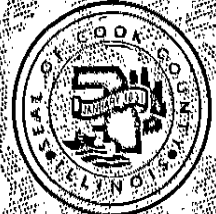
THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOT EMBOSSED STATE AND COUNTY SEALS 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.

Karen A. Yarbrough
 Cook County Clerk



1705902

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE