UNOFFICIAL COPY

1052-6499 AFFIDAVIT AS TO DECEASED JOINT TENANT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

KATHY JENSEN, hereby referred to as the affiant, states under oath that the affiant resides at 1840 N. 74th Court, in the Village of Elizawood Park, County of Cook, State of limpois; that the affiant was acquainted with DALE JENSEN, the Doc#. 2120146027 Fee: \$98.00 Karen A. Yarbrough

Cook County Clerk

Date: 07/20/2021 09:29 AM Pg: 1 of 4

decedent; at the time of death, the decedent was one of the joint owners of an undivided one-half (½) interest in the property, ry virtue of a properly recorded warranty deed, dated May 14, 2005, and recorded May 25, 2005, as Document No. 0514511444, said property located in Cook County, State of Illinois, and legally described as follows:

THE SOUTH 33 ½ FEET OF LOCAL (EXCEPT THE WEST 8 FEET THEREOF FOR ALLEY) IN BLOCK 18 IN MILLS AND SONS CREEN FIELDS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ AND THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1840 N. 74th Court, Elmwood Park, Illinois 607 J7

PERMANENT REAL ESTATE INDEX NUMBERS: 12-36-410-042-0000

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 December 2, 2019, leaving no last will and testament;

The total value of the decedent's estate, including taxable interest in the above property was \$320,000.00, and that the value of the above property individually was \$160,000.00.

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

UNOFFICIAL COPY

The affiant hereby covenants and agrees, individually, and for the affiant's 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 DALE JENSEN, the decedent;
- 2. State Estate/Inheritance Tax and Federal Estate Tax that may be charged against the estate of the decedent:
- 3. Legacies, if any, created by the will of said decedent;
- 4. Rights of contribution.

Subscribed and sworn to before me this 24th day of June 2021.

Notary Public, State of Illinois

OFFICIAL SEAL KASEY J WALSH NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/15/24 (SEAL)

Note: If the decedent left a will, it will be necessary that the original or a certified copy thereof be presented to the title company for inspection. The death certificate, together with evidence of payment of death taxes, if any, should accompany this affidavit.

This Instrument was prepared by: Bart A. Smith, Esq. Smith & Smith PO Box 59 River Grove, IL 60171-0059 Return To:
Bart A. Smith, Esq.
Smith & Smith
PO Box 59
River Grove, IL 60171-0059

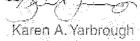
2120146027 Page: 3 of 4

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

OCCEDENT'S LEGAL NAME DALE R JENSEN				24 150 24 25 4 25	1 7 3 4	SEX MALE		TE OF DEAT DECEMBE	н R 02, 2019	
COUNTY OF DEATH		AST BIRTHDAY EARS		4.5	DATE OF BI JULY C	R1H 7, 1964				
CITY OR TOWN OAK PARK			HOSPITAL OR (taring the second		NAME	74: 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -			931 - 233 - 243 <u>1</u>
PLACE OF DEATH INPATIENT										
RITHPLACE SOCIAL SEC CHICAGO, IL	SORITY NUMBER	MARRIED		100	IVING SPOUS THY SEI	E/CIVIL UNION F	ARTNER S	MAIDEN NAME	EVER IN U	NO
RESIDENCE 1840 N 747H COUPT		APT	NO.	CITY OR T	OWN OOD PA	RК			INSIDE CITY	LIMITS?
OUNTY STATE ZIP COL COOK IL 30707	·—	PARENTS NAME I D JENSEN	PRIOR TO FIRST MAR	RIAGE/CIVIL	UNION!	MOTHER/CO.P. SHIRLEY			FIRST MARRIAG	ECIVIL UNION
N STRANGEN JENGEN	S 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ATIONSHIP VIFE	A) dang damanda 2004 - S alama ana ayan wasan		NG ADDRE 10 N 74TH	SS COURT. EL	MMGG	PARK, IL	60707:	
CREMATION	LAC COF DISPO	SITION REMATION	SERVICES	65.	TION - CITY RTHLAKE	OR TOWN A	ND STAT	3. 24	F DISPOSITION EMBER 05,	 "in this
UNERAL HOME SALERNO'S GALEWOOD CHAPEL	S, 1857 (LHA)	CEM AVEN	IUE, CHICAGO	, IL, 607	07					
UNERAL DIRECTOR'S NAME GEORGE A SALERNO						FUNERAL D 034014		'š ILLINOIS L	ICENSE NUME	
LOCAL REGISTRAP'S NAME KAREN A YARBROUGH					DATE FILED WITH LOCAL REGISTRAR DECEMBER 6, 2019					
KAREN A YARBROUGH AUSE OF DEATH PART METAST/	TIC GASTRIC	ADENOCARC)	V₁√yidA			7.		2019	RAR	
KAREN A YARBROUGH AUSE OF DEATH PART I METAST/	ATIC GASTRIC	Chie to	Un XVA (hi se a c necessario e o (hi se a bone ortunide o			7.		1 Table 1 Table 1 Table 1	KAK	
KAREN A YARBROUGH AUSE OF DEATH PART I METAST/ IMMEDIATE CAUSE 3 (Pinki discuss or condition	ATIC GASTRIC	Chie to Chire to	(i), as a consequence of			7.		REPROXIMATE ERVAL BETWEEN SET AND DEATH	KAK	
KAREN A YARBROUGH AUSE OF DEATH PART I METAST/ IMMEDIATE CAUSE 35 (Final discuss or condition		Chie to Chie to Chie to	(in 36 a consequence of	hi js	PARI	DECEM	BER 6	APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	REAR	NO
KAREN A YARBROUGH AUSE OF DEATH PART I METAST/ IMMEDIATE CAUSE (Final discusse or concidion resulting in coult) 5		Chie to Chie to Chie to	(in 36 a consequence of	hi js	PART	DECEM	BER 6	2019 WERNAL BETWEEN ONSET AND DEATH OCHOSE AND DEATH OCHOSE AND DEATH OCHOSE AND DEATH)
KAREN A YARBROUGH AUSE OF DEATH PART I METAST/ IMMEDIATE CAUSE 1 (Final disease of condition resulting in cepth) 3 ART II Enter patter significant conditions contri		Chie to Chie to Chie to	(in 36 a consequence of	hi js	PAR	DECEM	WAS AN WERE ALCOMPLET	2019 WERWAI BETWEEN INTERNAL BETWEEN ONSET AND DEATH TO BASE O OF SEATH	RFORMED? I)
KAREN A YARBROUGH AUSE OF DEATH PART I METASTY IMMEDIATE CAUSE 3 (Final disease or condition resulting in certain) 3 ART II. Entire obtain significant conditions contri EMALE PRESNANCY STATUS NOT APPLICABLE		Due to Due to Due to Ut not resulting in	(in 36 a consequence of	h Se given in	PAR	DECEM	WAS AN WERE ALCOMPLE	2019 WERWAI BETWEEN INTERNAL BETWEEN ONSET AND DEATH TO BASE O OF SEATH	RFORMED? BINGS USED TO DEATH? N/)
KAREN A YARBROUGH AUSE OF DEATH PART I METASTY IMMEDIATE CAUSE (mail discuss or condition resulting in coultin) ART.II. Enter other significant conditions contri MALE PREGNANCY STATUS NOT APPLICABLE ATE.OF INJURY	buling to death G	Due to Due to Due to Ut not resulting in	(6) As a consequence of the same consequence of the same consequence of the underlying case	h Se given in	PARIL	DECEM	WAS AN WERE ALCOMPLE	2019 WERWAI BETWEEN INTERNAL BETWEEN ONSET AND DEATH TO BASE O OF SEATH	RFORMED? BINGS USED TO DEATH? N/	À
KAREN A YARBROUGH AUSE OF DEATH PART I METAST/ IMMEDIATE GAUSE S. (Final disease of condition resulting in certify) ART II. Entre other significant conditions contri E MALE PREGNANCY STATUS NOT APPLICABLE ATE OF INJURY	buling to death G	Due to Due to Due to Ut not resulting in	(6) As a consequence of the same consequence of the same consequence of the underlying case	h Se given in	PARIL	DECEM	WAS AN WERE ALCOMPLE	2019 WEPROXIMATE INTERVAL BEINGED ONSET AND DEATH TE CAPE OF SEATH ATTEMATE OF SEATH ATTEMATE ATTEMATE OF SEATH	RFORMED? BINGS USED TO DEATH? N/	A A AT WORK?
KAREN A YARBROUGH AUSE OF DEATH PART I METAST/ IMMEDIATE GAUSE 15 (Final disease or condition resulting in certain) 5. ART II Enter other significant conditions contri EMALE PREGNANCY STATUS NOT APPLICABLE ATE OF INJURY CCATION OF INJURY ESCRIBE HOW INJURY OCCURRED.	Duling to death 6	Due to Due to Due to Due to Ut not resulting in	(6) As a consequence of the same consequence of the same consequence of the underlying case	i). se given in		DECEM	WAS AN WERE ALCOMPLE	2019 WEPROXIMATE INTERVAL BEINGED ONSET AND DEATH TE CAPE OF SEATH ATTEMATE OF SEATH ATTEMATE ATTEMATE OF SEATH	RFORMED? I	A A AT WORK? RY, SPECIFS



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.





2120146027 Page: 4 of 4

UNOFFICIAL COPY

Aroparty of Coot County Clark's Office

TO TEST FOR AUTHENTICITY: The face of this document has a green background. Verification of some of the security features can be accomplished by:

• Identifying invisible UV fibers embedded in the paper.

- Applying fresh liquid bleach to activate color stein chemical protection reaction.
- . Face of document has a green border with ornate lines including reverse microtext.
- This backer copy is constructed with a microtext border. Inspection under magnifier shows "ILLINOISDEATHCERTIFICATE" in microtext.
- Document is protected with embossed Cook County seals.
- Inspect background with a magnifler to verify the encrypted NaNOcopy™ algorithm in body of document.
- Photocopying this document produces the word "VOID" across the face.

U.S. Security Patents: 6,692,030, 7,196,822

www.verifylirst.com Ref: 224027