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1052-6499

**AFFIDAVIT AS TO DECEASED
JOINT TENANT**

Doc#: 2120146027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2021 09:29 AM Pg: 1 of 4

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 Elmwood Park, County of Cook, State of Illinois; that the affiant was acquainted with DALE JENSEN, the decedent; at the time of death, the decedent was one of the joint owners of an undivided one-half (½) interest in the property, by 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 LOT 1 (EXCEPT THE WEST 8 FEET THEREOF FOR ALLEY) IN BLOCK 18 IN MILLS AND SONS GREEN 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 SOUTHWEST ¼ OF THE NORTHEAST ¼ AND OF THE SOUTH ½ OF THE SOUTHEAST ¼ 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 60707

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.

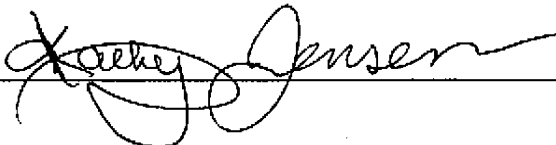
The State and Estate/Inheritance Tax and the Federal Estate Tax, if any, that was due from the decedent's estate, has been paid in full;

The affiant makes this affidavit to induce a title company to issue its policy of title insurance on the above described property.

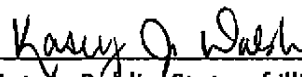
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The affiant hereby covenants and agrees, individually, and for the affiant's heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold the title company harmless and to reimburse the title company for all loss, 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:

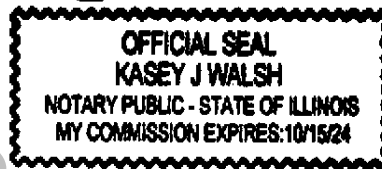
1. Claims against the Estate of DALE JENSEN, the decedent;
2. State Estate/Inheritance Tax and Federal Estate Tax that may be charged against the estate of the decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights of contribution.

 (SEAL)

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



 Notary Public, State of Illinois



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

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ILLINOIS

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