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ATTORNEYS' TITLE GUARANTY FUND, INC.

Doc#: 2122255096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2021 10:24 AM Pg: 1 of 4

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210717300333

JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

Jeffrey P. Franrick hereby referred to as the affiant, states under oath that the affiant resides at 7449 W. 109th Place, in the City of Worth, State of Illinois; that the affiant was acquainted with Paul W. Franrick, 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:

LOT 7 IN BLOCK 11 IN ARTHUR T. MCINTOSH AND CO'S WORTHWOOD UNIT NUMBER 3, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1404798 IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 23-13-406-017-0000
Property Address: 7329 W. 109th St, Worth, IL 60482

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 February 25, 2019, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 300,000.00, and the value of the above property individually was \$ 245,000.00;

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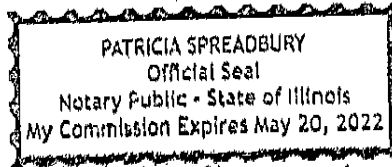
The affiant hereby covenants and agrees, individually, and for the affiants, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold ATG harmless and to reimburse ATG for all loss, costs, damages, suits, attorney's fees, and expenses of every kind and nature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

Jeffrey P. Franrick (Seal)
 Jeffrey P. Franrick (Seal)

Subscribed and sworn to before me this

25th day of July, 2021
 Day Month Year
Patricia Spreadbury
 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:
 James Garlanger
 Attorney at Law
 Name
 7480 West College Drive
 Address
 Palos Heights, IL 60463
 City, State, Zip

Return to:
 James Garlanger
 Name
 7480 West College Drive
 Address
 Palos Heights, IL 60463
 City, State, Zip

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"Exhibit A"

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

"Exhibit A"

STATE FILE NUMBER 2019 0017858

DATE ISSUED 3/5/2019

DECEDENT'S LEGAL NAME PAUL W. FRANRICK		SEX MALE	DATE OF DEATH FEBRUARY 25, 2019	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 76 YEARS	DATE OF BIRTH OCTOBER 29, 1942		
CITY OR TOWN WORTH		HOSPITAL OR OTHER INSTITUTION NAME 7329 WEST 109TH STREET		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME CHERYL BURKE	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 7329 WEST 109TH STREET		APT. NO.	CITY OR TOWN WORTH	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60482	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION WILLIAM FRANRICK	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION DOROTHY MOORE
INFORMANT'S NAME CHERYL FRANRICK		RELATIONSHIP WIFE	MAILING ADDRESS 7329 WEST 109TH STREET, WORTH, IL, 60482	
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION FOREST CREMATORY	LOCATION - CITY OR TOWN AND STATE ROMEOLVILLE, IL	DATE OF DISPOSITION MARCH 01, 2019
FUNERAL HOME SCHMAEDEKE MINTLE INC., 10701 S HARLEM AVENUE, WORTH, IL, 60482				
FUNERAL DIRECTOR'S NAME JOHN G. LIGDA			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016603	
LOCAL REGISTRAR'S NAME KAREN A. YARBROUGH			DATE FILED WITH LOCAL REGISTRAR MARCH 5, 2019	
CAUSE OF DEATH - PART I: LUNG CANCER				APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a.	UNKNOWN	
		b. CIGARETTE/NICOTINE USE	YEARS	
		c.		
PART II: Enter other significant conditions contributing to death 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? NO	DATE LAST SEEN ALIVE UNKNOWN	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 04:39 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED MARCH 01, 2019	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DR. M. PETER ROUMELIOTIS, ILLINOIS				PHYSICIAN'S LICENSE NUMBER 036085488

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOT EMBOSSED STATE AND COUNTY SEALS ARE 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
Karen A. Yarbrough
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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- Inspect background with a magnifier 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

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