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Doc#: 2124246126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 10:33 AM Pg: 1 of 10

Prepared by:
Aretha Stokes
Stokes Law Firm
5113 S. Harper Ave
#2C
Chicago, Illinois 60411

Return To:
Charles Jones
8504 S. Damen Ave
Chicago, Illinois 60620

21051740002

Deceased Joint Tenancy Affidavit

7510 S. Prairie Ave., Chicago, Illinois 60619

20-27-321-018-0000

See attached Legal

Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

Illinois Offices:
CHAMPAIGN | CHICAGO
ARLINGTON HEIGHTS | BELLEVILLE
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800 252 0402

Wisconsin Office:
WALWISHA
800 787 8939
www.atgf.com

JOINT TENANCY AFFIDAVIT

STATE OF Illinois SS

COUNTY OF Cook

Warren Jones, Richard E Jones
Beverly Jones hereby referred to as the affiant, states under oath that the affiant resides at
8504 S. Damen Ave, in the City of Chicago, State of Illinois; that the affiant was
acquainted with Alice J. Gray, 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 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 April 30, 2010, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ under the statutory minimum; and the value of the above property individually was \$ under the statutory minimum

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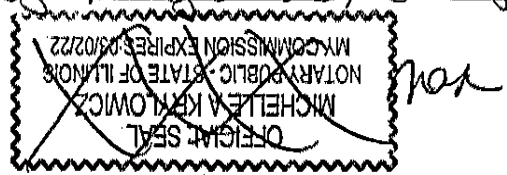
The affiant hereby covenants and agrees, individually, and for the affiant's heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold ATG harmless and to reimburse ATG for all loss, costs, damages, suits, attorney's fees, and expenses of every kind and nature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

Warren Jones (Seal)

Richard E. Jones (Seal)

Brenda Lee G. Clark for As Agent



Subscribed and sworn to before me this

23rd day of August, 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:

Stokes Law Firm, P.C.
Name
5113 S Harper Ave Suite 2C
Address
Chicago, Ill 60615
City, State, Zip

Return to:

Stokes Law Firm, P.C.
Name
5113 S. Harper Ave Suite 2C
Address
Chicago, Ill 60615
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 2010 0036705

DATE ISSUED 6/5/2021

DECEDENT'S LEGAL NAME ALICE J GRAYER		SEX FEMALE	DATE OF DEATH APRIL 30, 2010	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 84 YEARS	DATE OF BIRTH SEPTEMBER 25, 1925		
CITY OR TOWN OAK LAWN	HOSPITAL OR OTHER INSTITUTION NAME ADVOCATE CHRIST MEDICAL CENTER			
PLACE OF DEATH INPATIENT				
BIRTHPLACE NASHVILLE 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 7810 S PRAIRIE	APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60619	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION RICHARD DILLARD	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MISSOURI OVERTON
INFORMANT'S NAME RICHARD JONES	RELATIONSHIP SON	MAILING ADDRESS 7810 S PRAIRIE, CHICAGO, IL 60619		
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION HEIGHTS CREMATORY	LOCATION - CITY OR TOWN AND STATE CHICAGO HEIGHTS, IL	DATE OF DISPOSITION MAY 14, 2010	
FUNERAL HOME SLAUGHTER & SON FUNERAL, 2024 E 75TH ST, CHICAGO, IL, 60649				
FUNERAL DIRECTOR'S NAME BERNARD SLAUGHTER		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034010699		
LOCAL REGISTRAR'S NAME DAVID ORR		DATE FILED WITH LOCAL REGISTRAR MAY 19, 2010		
CAUSE OF DEATH - PART I. HYPOTENSION; RUPTURED ABDOMINAL AORTIC ANEURYSM				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		Due to (or as a consequence of)		
		Due to (or as a consequence of)		
		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. RENAL FAILURE; ANEMIA		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 APRIL 30, 2010	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 06:15 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED MAY 05, 2010	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DEAN M GOVOSTIS, 4400 W 95TH ST, OAK LAWN, ILLINOIS, 60453			PHYSICIAN'S LICENSE NUMBER 036082787	

APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH

1786968



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

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOT EMBOSSED STATE AND COUNTY SEALS AT BOTTOM

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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 stain 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 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

www.verifyfirst.com Ref: 224027

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AFFIDAVIT (HEIRSHIP)

State of Illinois)

County of Cook)ss.

Warren Jones, of lawful age, being first duly sworn, upon his/her oath deposes and states:

That he/she was personally well acquainted with Alice Jones Grayer (hereinafter referred to as decedent) during his/her lifetime, having known him/her for 52 years, and that affiant bears the following relationship to said decedent:

Son

Affiant further states that the said decedent departed this life at Advocate Christ Medical Center, Oak Lawn in the County of Cook State of Illinois on or about April 30, 2010 (attach copy of death certificate).

Affiant further states that he/she was acquainted with the family and relatives of the said decedent, and the value and nature of the property owned by the decedent at the time of his/her death. The following statements and answers to the following questions are based upon the personal knowledge of affiant and are true and correct:

1. (a) Was an estate ever opened for said decedent in a court of law? No
- (b) If so, when, where and what was the case number? Not Applicable.
2. Did the decedent leave a will? Yes (attach copy, if any)
3. Give the name of any spouse (or co-party in a Civil Union pursuant to the Illinois Religious Freedom Protection and Civil Union Act or any substantially similar legal relationship recognized by another states) of the decedent who lived longer than the decedent: Not Applicable.

The decedent, Alice Jones Grayer, was married twice. First marriage was to Charles T. Jones which ended in divorce around or about 1959. Three children were born to this marriage namely: Beverly Jones, Warren Jones, and Richard Jones. No children were adopted during this marriage. Alice's second marriage was to Hezekiah Grayer who passed around or about 1985. No children were born to or adopted during this marriage.

4. If the spouse/co-party died after the decedent please state the date that any surviving spouse/ co-party died:
Not Applicable.

5. List the names of all children of the decedent. Include all children by any marriage, illegitimate children and adopted children.

Beverly Jones, DOB:12/1/1949 (Age: 71) Never Married, Daughter of Alice Jones Grayer and Charles T. Jones;

Warren Jones, DOB: 10/22/58 (Age: 62) A married Man, Son of Alice Jones Grayer and Charles T. Jones; and

Richard Jones, DOB: 5/8/1957 (Age: 54) Divorced twice and not yet remarried, Son of Alice Jones Grayer and Charles T. Jones.

No other children were born to and no children were ever adopted by Alice Jones Grayer.

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AFFIDAVIT (HEIRSHIP) (continued)

6. (a) Give the names of any children listed at 5 (above) who died before the decedent:

Name	Date of Death
None	

(b) Give the names of the children of any child listed at 6 (a):

Name	Date of Death if now deceased	Parents
Not Applicable.		

7. If there were no descendants (children, grandchildren, etc.) of the decedent living at the time of his/her death, then list the names of the father, mother, brothers and sisters of the decedent, and, if applicable, the dates of their deaths.

Name	Relationship	Date of Death if now deceased
Not Applicable.		

Affiant further states that all debts of the decedent, including the funeral and burial expenses and any final medical bills, have been paid in full, and that the value of all property owned by the decedent at the time of his/her death did not exceed \$ 100,000.00.

At the time of death, Alice Jones Grayer was the title holder of the property located at 7810 S. Prairie Ave., Chicago, Illinois 60619.

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AFFIDAVIT (HEIRSHIP) (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

AFFIANT:

Print Company Name

Signature

By: _____
Print Name

Address: _____

Its: _____
Print Title

Phone: _____

Email: _____

Signature

Warren Jones

Print Name

Address: 8504 S. Damen

Chicago, Illinois 60615

Phone: 312-619-2049

Email: warren-christine@sbcglobal.net

Warren Jones
Signature

Beverly G. Jones by Charles Jones, as Agent
Print Name

Address: 8504 S. Damen

Chicago, Illinois 60315

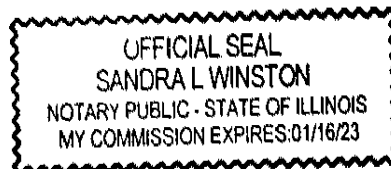
Phone: 312-888-0509

Email: N/A

Beverly G. Jones by Charles Jones, as Agent

Subscribed and sworn to before me this 19 of August

Sandra Winston
Notary Public



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AFFIDAVIT (HEIRSHIP) (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

AFFIANT:

Print Company Name

Signature

By: _____
Print Name

Address: _____

Its: _____
Print Title

Phone: _____

Email: _____

Richard E. Jones
Signature

Richard Jones
Print Name

Address: 8504 S. Damen

Chicago, Illinois 60615

Phone: 312-619-2049

Email: N/A

Signature

Print Name

Address: _____

Phone: _____

Email: _____

Subscribed and sworn to before me this 19 of August

Sandra Winston
Notary Public



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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 20-27-321-018-0000

Property Address:
7810 S. Prairie Ave
Chicago, IL 60619

Legal Description:
Lot 4 in Elmore's Terrace, a Resubdivision of Lot 1 to 12 inclusive, in block 22, in Fitner's Subdivision of the Southwest quarter of Section 27, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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