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JOINT TENANCY AFFIDAVIT

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STATE OF IL )  
COUNTY OF KANE ) SS

Doc# 2206207658 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/03/2022 01:28 PM Pg: 1 of 4

Vernon Beadell,  
hereby referred to as the affiant, states under  
oath that the affiant resides at  
1850 Park Ave

In the City of Hanover Park,  
State of IL;  
that the affiant was acquainted with  
Frances Beadell  
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  
IL, and legally

described as follows:

1850 PARK AVE HANOVER PARK, IL 60103  
Attached

06-36-207-044-0000

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 August 11 2019, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 200,000, and that the value of the above property individually was \$ 200,000

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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## JOINT TENANCY AFFIDAVIT (continued)

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 Francis Beadell, 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.

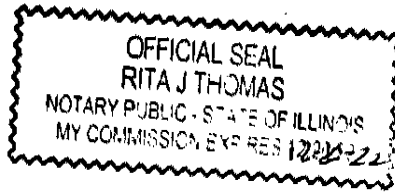
X *Francis Beadell* (Seal)

\_\_\_\_\_ (Seal)

Subscribed and sworn to before me this

24 day of February, 2012  
(Month) (Year)

*Rita J. Thomas*  
(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:

*Rita Thomas*  
(Name)

*30 N. Western Ave.*  
(Address)

*Carpentersville, IL 60110*  
(City, State, Zip)

Return to:

*Same as Prepared by*  
(Name)

\_\_\_\_\_ (Address)

\_\_\_\_\_ (City, State, Zip)

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ATTORNEYS' TITLE GUARANTY FUND, INC.

**LEGAL DESCRIPTION**

**Permanent Index Number:**  
Property ID: 06-36-207-044

**Property Address:**  
1850 Park Avenue  
Hanover Park, IL 60133

**Legal Description:**  
LOT 61 IN BLOCK 13 IN HANOVER PARK ESTATES, BEING A SUBDIVISION OF EAST HALF OF SECTION 26,  
TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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

EXHIBIT

STATE FILE NUMBER 2020 0075164

DATE ISSUED 8/17/2020

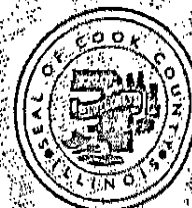
DECEDENT'S LEGAL NAME FRANCES KARAS-BEADLL		SEX FEMALE	DATE OF DEATH AUGUST 11, 2020	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 73 YEARS	DATE OF BIRTH JANUARY 20, 1947		
CITY OR TOWN HANOVER PARK		HOSPITAL OR OTHER INSTITUTION NAME 1850 PARK AVENUE		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME VERNON BEADLL	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 1850 PARK AVENUE	APT. NO.	CITY OR TOWN HANOVER PARK	INSIDE CITY LIMITS? YES	
COUNTY DU PAGE	STATE IL	ZIP CODE 60133	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION GEORGE KARAS	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION VIVIAN KAPPAS
INFORMANT'S NAME VERNON BEADLL		RELATIONSHIP HUSBAND	MAILING ADDRESS 1850 PARK AVENUE, HANOVER PARK, IL, 60133	
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION COUNTRYSIDE CREMATORY	LOCATION - CITY OR TOWN AND STATE BARTLETT, IL	DATE OF DISPOSITION AUGUST 16, 2020
FUNERAL HOME COUNTRYSIDE FUNERAL HOME - BART, 900 SOUTH BARTLETT ROAD, BARTLETT, IL, 60103				
FUNERAL DIRECTOR'S NAME BENJAMIN THOMAS DETERMAN			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015942	
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH			DATE FILED WITH LOCAL REGISTRAR AUGUST 14, 2020	
CAUSE OF DEATH PART I: CARDIAC ARREST				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. HYPERTENSION, OA, CHRONIC PAIN				
Due to (or as a consequence of):				
b. HYPERTENSION, OA, CHRONIC PAIN				
Due to (or as a consequence of):				
c. HYPERTENSION, OA, CHRONIC PAIN				
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.			WAS AN AUTOPSY PERFORMED? NO	
			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
FEMALE PREGNANCY STATUS NOT PREGNANT WITHIN LAST YEAR			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 AUGUST 10, 2020	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED:	TIME OF DEATH 02:56 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED AUGUST 12, 2020	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH BARDRI TAPARIA, 1355 REMINGTON RD STE H, SCHAUMBURG, ILLINOIS, 60173			PHYSICIAN'S LICENSE NUMBER 036-047422	

1301584

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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE