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Doc#: 2212204133 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2022 07:34 AM Pg: 1 of 6

EXHIBIT-TH

Return to:
Lakeland Title Services
1300 Iniquis Ave., Ste 100
Naperville, IL 60563

2021-1022330 DECEASED JOINT TENANCY AFFIDAVIT
#182

State of Illinois }
County of DUPAGE. } SS

The undersigned, **JOSE A. ORTIZ**, being first duly sworn and under penalty of perjury on oath states that he or she resides at 2242 ELMWOOD AVE, BERWYN, County of COOK, State of ILLINOIS.

That he or she was acquainted with **VICTOR GARCIA**, deceased, who, at the time of his or her death, was one of the owners of the land described in THE DEED for property known as: **2242 ELMWOOD AVE, BERWYN, ILLINOIS 60402 Real Estate Pin NO. 16-30-206-034-0000**

That the deceased died on **AUGUST 16, 2020** as evidenced by a certified copy of the death certificate of the deceased attached hereto.

A copy of the legal description to the property is attached hereto as Exhibit A.

That the deceased died:

Leaving no Last Will and Testament.

Leaving a Last Will and Testament, a copy of which is attached hereto. The original of the unproven will is to be filed with the Clerk of the Probate Division of the Circuit Court of _____ County, Illinois.

Leaving a Last Will and Testament, which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of _____ County, Illinois on _____.

Leaving a Last Will and Testament which was probated in the Probate Division of the Circuit Court of _____ County, Illinois, on _____ as Case # _____.

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That from the Estate of the Deceased:

All State Inheritance and/or Federal Estate Taxes which were due have been paid and evidence thereof is attached hereto.

No State Inheritance and/or Federal Estate Taxes were due.

That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of \$ 100,000 dollars.

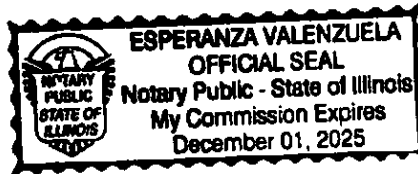
Further Affiant Sayeth Not

Date: 12.7.2021

Jose A. Ortiz
JOSE A ORTIZ
Affiant's Signature

Subscribed and Sworn before me this 7th day of December, 2021.

Esperanza Valenzuela
My Commission Expires: 12.01.25 Notary Public



This document was prepared by:
Law Office Of Esperanza Rivera-Valenzuela, LLC
6418 W. Ogden Ave
Berwyn, IL 60402

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LEGAL DESCRIPTION

LOT 25 AND THE SOUTH 10 FEET OF LOT 26 IN BLOCK 2 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

2242 ELMWOOD AVE
BERWYN, IL 60402

PIN NO

16-30-206-034-0000

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CERTIFICATION OF DEATH RECORD

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

STATE FILE NUMBER 2020 0076096

DATE ISSUED 9/1/2020

DECEDENT'S LEGAL NAME VICTOR GARCIA		SEX MALE	DATE OF DEATH AUGUST 16, 2020	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 46 YEARS	DATE OF BIRTH JULY 28, 1974		
CITY OR TOWN BERWYN	HOSPITAL OR OTHER INSTITUTION NAME SEASONS HOSPICE AT MACNEAL HOSPITAL			
PLACE OF DEATH HOSPICE FACILITY				
BIRTHPLACE MEXICO	SOCIAL SECURITY NUMBER UNKNOWN	STATUS AT TIME OF DEATH NEVER MARRIED NEUTRAL CIVIL UNION	SURVIVING SPOUSE OR LEGAL PARTNER'S maiden name	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 2242 ELMWOOD AVE	APT. NO.	CITY OR TOWN BERWYN	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60402	FATHER'S PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION TOMAS GARCIA	MOTHER'S PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION CARLOTA GARCIA
INFORMANT'S NAME OSCAR GARCIA		RELATIONSHIP BROTHER	MAILING ADDRESS 4845 W 23 ST. CICERO, IL, 60804	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION RESURRECTION CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE JUSTICE, IL	DATE OF DISPOSITION AUGUST 19, 2020	
FUNERAL HOME OCWIEJA-ROBLES FUNERAL HOME, 4256 S. MOZART, CHICAGO, IL, 60632				
FUNERAL DIRECTOR'S NAME LEONARDO P HERNANDEZ			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014981	
LOCAL REGISTRAR'S NAME ELIZABETH A PECHOUS			DATE FILED WITH LOCAL REGISTRAR AUGUST 18, 2020	
CAUSE OF DEATH PART I: END STAGE LIVER DISEASE				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. ALCOHOL USE DISORDER				
b. ALCOHOL USE DISORDER				
c.				
PART II: Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I				
FEMALE PREGNANCY STATUS NOT APPLICABLE			WAS AN AUTOPSY PERFORMED? NO	
DATE OF INJURY			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
TIME OF INJURY			MANNER OF DEATH NATURAL	
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? NO	DATE PRONOUNCED	TIME OF DEATH 04:33 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED AUGUST 18, 2020	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DR JOHN BROMAN MD, 3246 OAK PARK AVE, BERWYN, ILLINOIS, 60402			PHYSICIAN'S LICENSE NUMBER 036072874	

1278134



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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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.
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- 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: 6,882,030, 7,196,822

www.verifylist.com Ref: 224027



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LOT 25 AND THE SOUTH 10 FEET OF LOT 26 IN BLOCK 2 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin 16-30-206-034-0000

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