

STATE OF ILLINOIS)
COUNTY OF COOK)

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Doc# 2218221386 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/01/2022 11:59 AM Pg: 1 of 3

322206100264
Joint Tenancy Affidavit (Decedent)

Christine A. Zielinski, hereby referred to as the affiant, states under oath that the affiant resides at 7342 N. Ottawa Ave., in the City of Chicago, Illinois; that the affiant was acquainted with Bryon A. Zielinski, the decedent; that at the time of death, the decedent was one of the owners of the property, by virtue of a properly recorded joint tenancy warranty deed, said property, located in Cook County, Illinois, and legally described as follows:

Lot 4 in McCabe's Third Addition to East Ridge Terrace, being a Subdivision of part of the North 531 feet of Lot "E" of Paine Estate Division of the East 1/2 of the Southwest 1/4 of Section 25, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat thereof registered as Document Number 839376.

Permanent Index No. 09-25-321-025-0000
Address - 7342 N. Ottawa Ave., Chicago, IL 60631

That 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;

That the decedent died on November 30, 2021, as evidenced by a certified copy of death certificate of the deceased attached hereto;

That the decedent died leaving no last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property, did not exceed the amount required for filing of a Federal or Illinois Estate Tax Return;

That the Illinois Estate Tax and the Federal Estate Tax, if any was due from the decedent's estate, has been paid in full;

That the Decedent was never a recipient of public aid;

That the affiant makes this affidavit to induce any title insurance company to issue its policy of title insurance on the above described property free and clear of the following objections:

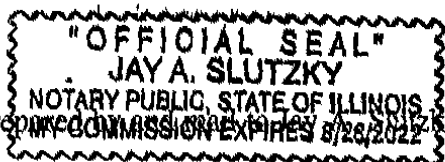
1. Claims against the estate of Bryon A. Zielinski, the decedent;
2. Illinois Estate Tax and Federal Estate Tax which may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights of contribution.

Christine Zielinski (Seal)

Subscribed and sworn to before me this 15th day of June, 2022.

Jay A. Slutzky
Notary Public

Maid to



This instrument prepared by Jay A. Slutzky, 7749 N. Milwaukee, Niles, IL 60714

CERTIFICATION OF DEATH RECORD

UNOFFICIAL COPY

COOK COUNTY CLERK VITAL RECORDS

CHICAGO, ILLINOIS

MEDICAL CERTIFICATE OF DEATH

Exhibit A

STATE FILE NUMBER 2021 0108010

DATE ISSUED 12/6/2021

DECEDENT'S LEGAL NAME BRYON A ZIELINSKI		SEX MALE	DATE OF DEATH NOVEMBER 30, 2021	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 69 YEARS	DATE OF BIRTH MARCH 05, 1952		
CITY OR TOWN CHICAGO	HOSPITAL OR OTHER INSTITUTION NAME 7342 N OTTAWA AVE			
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE ENGLAND	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH MARRIED	DECEASED SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME CHRISTINE BARSZCZ	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 7342 N OTTAWA AVE	APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60631	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JULIAN ZIELINSKI	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION SYBIL HILL
INFORMANT'S NAME CHRISTINE ZIELINSKI		RELATIONSHIP WIFE	MAILING ADDRESS 7342 N OTTAWA AVE, CHICAGO, IL 60631	
METHOD OF DISPOSITION ENTOMBMENT	PLACE OF DISPOSITION SAINT JAY BERT CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE NILES, IL	DATE OF DISPOSITION DECEMBER 03, 2021	
FUNERAL HOME SKAJA TERRACE FUNERAL HOME, 7812 N. MILWAUKEE AVENUE, NILES, IL, 60714				
FUNERAL DIRECTOR'S NAME JOHN ROBERT SKAJA			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014764	
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH			DATE FILED WITH LOCAL REGISTRAR DECEMBER 6, 2021	
CAUSE OF DEATH - PART I ACUTE MYOCARDIAL INFARCTION				
IMMEDIATE CAUSE (Final phase of condition resulting in death)		MINUTES		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
a. CORONARY ARTERY DISEASE		17 YEARS		
b. CORONARY ARTERY DISEASE				
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? YES	DATE LAST SEEN ALIVE NOVEMBER 17, 2021	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 08:38 PM
CERTIFIER PHYSICIAN	DATE CERTIFIED DECEMBER 01, 2021			
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH TIMOTHY W. O'CONNOR, 7447 W TALCOTT AVE, STE 533, CHICAGO, ILLINOIS, 60631			PHYSICIAN'S LICENSE NUMBER 036006174	

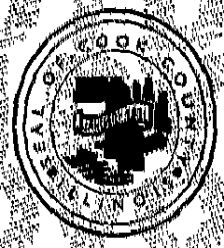
NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM

1991124



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

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Property of Cook County Clerk's Office

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- Applying fresh liquid bleach to activate color stain chemical protection reaction.
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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.

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