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Doc#: 2222942047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2022 01:20 PM Pg: 1 of 2

JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

KRISTY MALIZIO hereby referred to as the affiant, states under oath that the affiant resides at 5742 VICTORIA DRIVE, in the City of OAK FOREST, State of ILLINOIS; that the affiant was acquainted with JAMES MALIZIO, 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:

Address: 15700 REVERE COURT, UNIT B & PARKING SPACE G-2, OAK FOREST, IL 60452

PIN No: 28-17-402-047-1002 and 28-17-402-047-1014

Legal Description: Unit numbers 15700-B and 15700-G-2 in Revere Court Condominiums as delineated on a survey of the following described parcel of real estate: Certain lots in Revere Court Condominiums, being a subdivision of the North 812.00 feet of the East ½ of the West ½ of the Southeast ¼ of the Southeast ¼ of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit 'A' to the declaration of condominium recorded April 27, 1988 as Document 88176737 as amended from time to time, together with their undivided percentage interests in the common elements, in Cook County, Illinois.

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 June 03, 2022, leaving not a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 200,000.00, and the value of the above property individually was \$ 100,000.00;

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 JAMES MALIZIO, 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.

James A. Podgorny (Seal)
 _____ (Seal)

Subscribed and sworn to before me this

15TH day of APRIL, 2022
 Day Month Year



James A. Podgorny

 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 A. PODGORN

7000 WEST 127TH STREET

PALOS HEIGHTS, IL 60463

 City, State, Zip

Return to:
JAMES A. PODGORN

7000 WEST 127TH STREET

PALOS HEIGHTS, IL 60463

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PROPERTY OF COOK COUNTY CLERK'S OFFICE