

# UNOFFICIAL COPY

Doc#: 2227345269 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/30/2022 03:07 PM Pg: 1 of 5

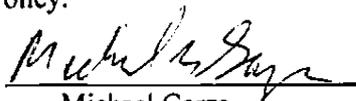
## AFFIDAVIT OF HEIRSHIP

Michael Garza under oath states:

1. The decedent, Carlota Garza died on February 3, 2022 who resided 5701 S. Monitor Ave. Chicago, Illinois 60638 at the age of 70 years. Attached as Exhibit A is a Death Certificate of Carlotta Garza
2. I am of legal age. I reside at 5417 S. Normandy Ave. Chicago, Illinois 60638 I am a son of the Decedent.
3. The Decedent was the owner of the property at 5159 S. Neenah Ave. Chicago, Illinois 60638 and legally described as set forth in Exhibit B
4. The Decedent was married twice to Rolando Garza. Both marriages were terminated by Divorce.
5. Two Children were born during the marriage between Rolando Garza and Carlota Garza namely :
  - A. David Garza who is living of legal age and mentally competent
  - B. Michael Garza who is living of legal age and mentally competent
6. No other children were born to or adopted by the decedent and Rolando Garza during their marriages.
7. NO OTHER CHILDREN WERE BORN TO OR ADOPTED BY CARLOTA GARZA DURING HER LIFETIME.
8. Based on the foregoing, Decedent left surviving as Decedent's only heirs, the following, all of whom survived the Decedent, and, in the absence of an indication to the contrary, are of legal age, are mentally competent, and, if children, are natural children:
  - A) David Garza her son.
  - B) Michael Garza, her son.

Affiant, makes this Affidavit for that purpose of inducing an Illinois Licensed Title Insurance Company to issue its Owners and/or Loan Policy.

Date: September 8, 2022

  
Michael Garza

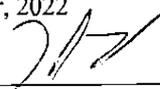
# UNOFFICIAL COPY

State of Illinois,  
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Garza personally known to me to be the same person whose is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8th day of September, 2022

Commission expires: 4/2/2025

  
\_\_\_\_\_  
NOTARY PUBLIC



This Document prepared by Michael J. Laird of Michael J. Laird & Associates 6537  
West Archer Ave. Chicago, IL

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit B

Legal Description of 5159 S. Neenah Ave. Chicago, Illinois 60638:

THE SOUTH 31 FEET OF LOT 160 IN 1ST ADDITION TO BARTLETT  
HIGHLANDS BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST  
1/4 OF SECTION 7, TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 19-17-405-017-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

STATE FILE NUMBER 2022 0014424

DATE ISSUED 2/14/2022

DECEDENT'S LEGAL NAME CARLOTA GARZA			SEX FEMALE	DATE OF DEATH FEBRUARY 03, 2022
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 70 YEARS	DATE OF BIRTH NOVEMBER 04, 1951		
CITY OR TOWN CHICAGO	HOSPITAL OR OTHER INSTITUTION NAME NORTHWESTERN MEMORIAL HOSPITAL			
PLACE OF DEATH INPATIENT				
BIRTHPLACE PHARR, TX	SOCIAL SECURITY NUMBER ██████████	STATUS AT TIME OF DEATH DIVORCED FROM MARRIAGE	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 5701 S MONITOR AVE	APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60638	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION ONESIMO GARZA	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION LUZ MATA
INFORMANT'S NAME MICHAEL GARZA	RELATIONSHIP SON	MAILING ADDRESS 5417 S NORMANDY AVE, CHICAGO, IL, 60638		
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION WOODLAWN CREMATORY	LOCATION - CITY OR TOWN AND STATE FOREST PARK, IL	DATE OF DISPOSITION FEBRUARY 09, 2022	
FUNERAL HOME RIDGE FUNERAL HOME, 6620 W. ARCHER AVE., CHICAGO, IL, 60638				
FUNERAL DIRECTOR'S NAME ESMERALDA RAMIREZ			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015830	
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH			DATE FILED WITH LOCAL REGISTRAR FEBRUARY 8, 2022	
CAUSE OF DEATH	PART I. PSEUDOMONAS PNEUMONIA			APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a.	Due to (or as a consequence of)		
	b.	METASTATIC BREAST CANCER		
	c.	Due to (or as a consequence of)		
PART II. Enter other <i>significant conditions contributing to death</i> but not resulting in the underlying cause given in PART I.				WAS AN AUTOPSY PERFORMED? NO
FEMALE PREGNANCY STATUS NOT PREGNANT WITHIN LAST YEAR				WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	MANNER OF DEATH NATURAL	
LOCATION OF INJURY			INJURY AT WORK?	
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 09:01 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED FEBRUARY 03, 2022	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH JASON ARNOLD, MD, 251 E HURON ST, CHICAGO, ILLINOIS, 60611			PHYSICIAN'S LICENSE NUMBER 125-073573	

## DECEDENT ALIAS

~~Mrs. CARLOTA GARZA~~ that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.



Exhibit A

Karen A. Yarbrough

Karen A. Yarbrough  
Cook County Clerk



2080715

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**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](http://www.verifyfirst.com) Ref: 224027

