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This Instrument Was
Prepared By:

Mila Gloria Novak, P.C.
Attorneys at Law
2300 W. Lake St.
Melrose Park, IL 60160

Doc#: 2304655175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2023 03:32 PM Pg: 1 of 4

Mail After Recording To:

Mila Gloria Novak, P.C.
Attorneys at Law
2300 W. Lake St.
Melrose Park, IL 60160

DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Yasmin Pina, hereinafter referred to as the affiant, states under oath that the affiant has personal knowledge of the facts set forth herein; that the affiant was acquainted with Emilio Carretero, the decedent, that at the time of death, the decedent was one of the owners of the property by virtue of properly recorded joint tenancy deed, said property located in Cook County, Illinois, and legally described on the following page.

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 June 10, 2011;

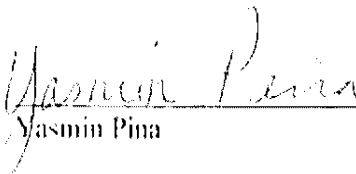
That the total value of decedent's estate, including the taxable interest in the above property was under \$150,000;

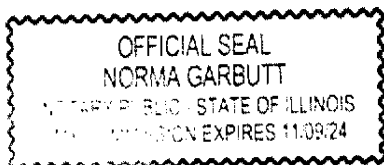
That the value of the above property individually was \$100,000.00;

That the affiant makes this affidavit to induce Fidelity National Title Company, Chicago Title Insurance Co., First American Title, and its agents and title insurance underwriters (hereafter referred to as "Title Company") to issue its policy of title insurance on the above described property, with the knowledge that the statements made herein will be relied upon for that purpose;

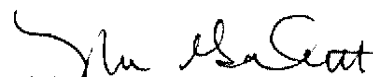
The affiant hereby covenants and agrees, for herself, her heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Title Company, and its title insurance underwriters, harmless and to reimburse for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which Title Company and its title insurance underwriters may suffer, expend or incur by reason of the issuance of said policy free and clear of the following exceptions:

1. Claims against the estate of Emilio Carretero, which may be charged against the estate of said decedent;
2. Legacies, if any, created by a will of said decedent;
3. Rights to contribution.

 (Seal)
Yasmin Pina



Subscribed and Sworn to before me by Yasmin Pina this
25th day of January, 2023.



Notary Public

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Note: *If the decedent left a will, it will be necessary that the original or a certified copy thereof be presented to us for inspection. A death certificate, together with evidence of payment of death taxes, if any, should accompany this affidavit*

JOINT TENANCY AFFIDAVIT

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LOT 70 IN HENRY W. KERN'S SUBDIVISION OF BLOCK 5 AND THE WEST 1/2 OF BLOCK 4 IN HART L. STEWARTS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 19-01-330-011-0000

Address of Real Estate: 4631 S. Richmond St., Chicago, IL 60632

Property Of Cook County Clerk's Office

CERTIFICATION OF DEATH RECORD

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EXHIBIT

1

COOK COUNTY CLERK VITAL RECORDS

CHICAGO, ILLINOIS

MEDICAL EXAMINER/CORONER CERTIFICATE OF DEATH

STATE FILE NUMBER 2011 0045078

MEDICAL EXAMINER'S CASE NUMBER 170 JUNE 11

DATE ISSUED 06/16/2011

DECEDENT'S LEGAL NAME EMILIO CARRETERO			SEX MALE	DATE OF DEATH JUNE 10, 2011	
COUNTY OF DEATH COOK		AGE AT LAST BIRTHDAY 62 YEARS		DATE OF BIRTH OCTOBER 12, 1948	
CITY OR TOWN CHICAGO			HOSPITAL OR OTHER INSTITUTION NAME SEASONS HOSPICE AT HOLY CROSS HOSPITAL		
PLACE OF DEATH HOSPICE FACILITY					
BIRTHPLACE MEXICO	SOCIAL SECURITY NUMBER	MARITAL STATUS AT TIME OF DEATH MARRIED		SURVIVING SPOUSE'S NAME JUANA JUAREZ	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 4631 SOUTH RICHMOND			APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60632	FATHER'S NAME JULIO CARRETERO		MOTHER'S NAME PRIOR TO FIRST MARRIAGE AURORA BONILLA
INFORMANT'S NAME JUANA CARRETERO		RELATIONSHIP WIFE		MAILING ADDRESS 4631 SOUTH RICHMOND, CHICAGO, IL, 60632	
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION HEIGHTS CREMATORY		LOCATION - CITY OR TOWN AND STATE CHICAGO HEIGHTS, IL	DATE OF DISPOSITION JUNE 15, 2011
FUNERAL HOME MARIN FUNERAL HOME, 2744 W. 51ST STREET, CHICAGO, IL, 60632					
FUNERAL DIRECTOR'S NAME ALDO MARIN				FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015575	
LOCAL REGISTRAR'S NAME DAVID ORR				DATE FILED WITH LOCAL REGISTRAR JUNE 16, 2011	
CAUSE OF DEATH PART I					
IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>		Due to (or as a consequence of)		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	
a				UNKNOWN UNKNOWN	
b				UNKNOWN UNKNOWN	
c				UNKNOWN UNKNOWN	
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	
DID TOBACCO USE CONTRIBUTE TO DEATH?		FEMALE PREGNANCY STATUS NOT APPLICABLE		MANNER OF DEATH ACCIDENT	
DATE OF INJURY MAY 8, 2011	TIME OF INJURY 95.6 PM	PLACE OF INJURY HOME		INJURY AT WORK? NO	
LOCATION OF INJURY 4631 SOUTH RICHMOND, CHICAGO, IL, 60632					
DESCRIBE HOW INJURY OCCURRED				IF TRANSPORTATION INJURY, SPECIFY	
ATTEND THE DECEASED?	DATE LAST SEEN ALIVE	WAS MEDICAL EXAMINER OR CORONER CONTACTED?		DATE PRONOUNCED JUNE 10, 2011	TIME OF DEATH 08:20 AM
CERTIFIER MEDICAL EXAMINER/CORONER				DATE CERTIFIED JUNE 13, 2011	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH NANCY L JONES MD, 2121 W HARRISON ST, CHICAGO, IL, 60612				PHYSICIAN'S LICENSE NUMBER	

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.

David Orr
David Orr
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

THIS WORD VOID APPEARS WHEN PHOTOCOPIED

NOTICE: FACILE SECURITY/HOLOGRAPHIC FOILS AT BOTTOM

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Return to the Department of Public Health, 535 North Dearborn Street, Chicago, IL 60610-7200. For more information, call (773) 305-3000. This document is the property of Cook County, Illinois. It is loaned to you for your use only. It is not to be distributed, copied, or otherwise used for any purpose other than that for which it was loaned to you. If you have any questions, please contact the Department of Public Health at (773) 305-3000.