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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#: 2308813259 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2023 11:44 AM 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)

Guadalupe Villaron, 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 Francisco Villaron, 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 October 28, 2017:

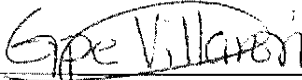
That the total value of decedent's estate, including the taxable interest in the above property was under \$150,000:

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:

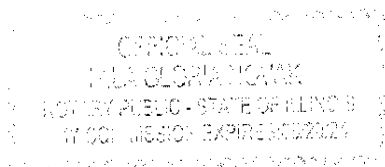
The affiant hereby covenants and agrees, for herself, her heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Title Company, and its title insurance underwriters, harmless and to reimburse for all loss, costs, damages, suits, attorney's fees and expenses 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:

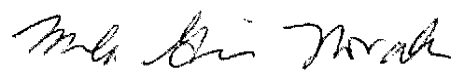
1. Claims against the estate of Francisco Villaron, which may be charged against the estate of said decedent;
2. Legacies, if any, created by a will of said decedent;
3. Rights to contribution.



Guadalupe Villaron (Seal)

Subscribed and Sworn to before me by Guadalupe Villaron this 27th 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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UNIT 1146-2 IN THE SOUTH MALL COURT CLUB CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 33 AND 34 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 1138-1150 WASHINGTON, OAK PARK, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 26273860, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number (PIN): 16-07-314-024-1017

Address of Real Estate: 1146 Washington Blvd., Unit 2, Oak Park, IL 60302

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27045291



CDMX CIUDAD DE MEXICO

ACTA DE DEFUNCION

ENTIDAD	DELEGACION	JUZGADO	LIBRO	ACTA	AÑO	CLASE	FECHA DE REGISTRO
9	15	3	--	738	2017	DE	2017-10-29

Nombre FRANCISCO VILLARON DURAN Edad 78 AÑOS Sexo MASCULINO
 Lugar de Nacimiento MEXICO CIUDAD DE MEXICO Ocupación NINGUNA
 Domicilio CALLE 61-114, PUEBLA VENUSTIANO CARRANZA DISTRITO FEDERAL
 Estado Civil CASADO(A) Nacionalidad MEXICANA
 Nombre del Padre -----
 Nombre de la Madre -----

El Cuerpo Será CREMADO Orden No. 694
 En el Panteón CREMATORIO IZAZ
 Ubicado en CADMIO NUM 24,PARAJE SAN JUAN, IZTAPALAPA DISTRITO FEDERAL
 Fecha de la Defunción 28 DE OCTUBRE DE 2017 Hora Defunción 18:00:00
 Lugar de la Defunción CALLE 61-114, PUEBLA VENUSTIANO CARRANZA DISTRITO FEDERAL
 Causa(s) de la Muerte CHOQUE CARDIOGENICO, HIPERTENSION ARTERIAL SISTEMICA, DIABETES MELLITUS TIPO 2
 Médico que Certifica IRWING BARUXH CORTES PALACIOS Cédula Profesional 7343350
 Domicilio del Médico ETZATLAN 10, POPULAR RASTRO VENUSTIANO CARRANZA DISTRITO FEDERAL

Nombre JOSE ANTONIO PRADO HERNANDEZ Edad 78
 Parentesco con el Finado NINGUNO
 Nacionalidad MEXICANA
 Domicilio VICENTE VILLADA 118, ARAGON LA VILLA, GUSTAVO A. MADERO DISTRITO FEDERAL

La presente certificación es un extracto del acta cuyos datos arriba se precisan y que se expide firmada electrónicamente y de manera autógrafa con fundamento en los artículos 48 del Código civil para el Distrito Federal y 13 fracción VII del Reglamento del Registro Civil del Distrito Federal en esta Ciudad de México.

GOBIERNO DEL DISTRITO FEDERAL
 DIRECCION GENERAL DEL REGISTRO CIVIL CERTIFICACIONES

FIRMA

El C. Juez Central del Registro Civil del Distrito Federal A 10 DE NOVIEMBRE DEL AÑO 2017
 BJ2x+kdHweux5Ebh0G33rceggLYL02kA1Gix1tj80Ux6+N4zm3Ts6Rb88a1J5xvyDMDC0g0JWRE
 xLempWBsIbXPOUAxAAU766UkV8AXt630Ksi00Ykh0EXUW33LZbtiLH5f5mz0J8hAjGuWPIEUoP7
 B01RCXF0TvxJ7uSr3k8=

LIC. ANTONIO PADIERNA LUNA

Para verificar la validez del contenido de esta copia visite pagina en internet <http://www.consejeria.df.gob.mx/rcivil> 48500152

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EXHIBIT

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TRANSLATION OF DEATH CERTIFICATE OF:

1. Full Name of Decedent:	First Francisco	Middle	LAST Villaron Duran
2. Date of Death:	Month October	Day 28	Year 2017
3. Place of Death:	City/Village/Town Iztapalapa	Region (if applicable) Distrito Federal	Country (name of country at time of birth) Mexico
4. Surviving Spouse's Full Current Name:	First Guadalupe	Middle	Current Last Villaron
5a. Surviving Spouse's Birth Name (Maiden Name, if Applicable)	Birth Last Name N/A	5b. Date of Birth:	(Month/Day/Year) N/A
6. Filing Jurisdiction:	City Iztapalapa	Region (if applicable) Distrito Federal	Country (name of country at time of birth) Mexico
7. Name of Translator (Print):	Full Name Mila Gloria Novak	8. Daytime Phone:	(include area code) 708-343-9119
9. Translator Type (Check one):	<input checked="" type="checkbox"/> Professional translator <input type="checkbox"/> Community Assistance Center Staff/Volunteer <input type="checkbox"/> Teacher <input type="checkbox"/> Government employee <input checked="" type="checkbox"/> Other (specify): Bilingual Attorney		

TRANSLATOR CERTIFICATION STATEMENTS: I affirm that I have the language skills required to accurately translate information into English from the language used to complete the original death certificate.

I affirm that I am neither related to, nor do I have any financial or personal connection to, the person who is the subject of the death certificate referenced in this translation (other than a standard professional translation fee that I may charge for providing translation services).

I further affirm, to the best of my knowledge and belief, that the attached death certificate presented to me for translation contains the above stated facts, translated into English

Translator's Signature <i>Mila G. Novak</i>	Date Signed 3-1-23
------------------------------------------------	-----------------------

CERTIFICATE OF NOTARY PUBLIC

PLACE FOR NOTARY SEAL

WALDORF

Subscribed and sworn before me this 1st day of March, 2023

Month Year

SIGNATURE

*Norma Garbutt*Notary of DuPage county, state of ILLINOISMy Commission expires 11-9-24
(Month/Day/Year)Printed Name of Notary NORMA GARBUTT