UNOFFICIAL COPY

Doc#. 2319313111 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/12/2023 11:29 AM Pg: 1 of 3

JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS) ss. COUNTY OF COOK)

CHRISTOPHER N. FRANTISAK, hereby referred to as the affiant, states under oath that he resides at 743 N. ELMWOOD AVENUE in the VILLAGE OF OAK JARK, STATE OF ILLINOIS, and that he was acquainted with DEBORAH ANNE FRANTISAK, the decedent; at the time of death, the decedent was one of the owners of the property, by virtue of a properly recorded Warranty Deed, said property located in Cook County, STATE OF ILLINOIS, and legally described as follows:

THE NORTH 50 FEET OF LOT 10 IN DAVID M. HANSON'S SUBDIVISION OF LOT 8 IN CIRCUIT COURT PARTITION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 6 AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5. ALL IN TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 16-06-411-011-0000

Address of Real Estate: 743 N. Elmwood Avenue, Oak Park, Illinois 60302

The decedent had no interest in any business or partnership, nor held any power of argointment 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 **December 27, 2022**, leaving a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$1,000,000, and that the value of the above property individually was \$700,000.

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;

2319313111 Page: 2 of 3

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The affiant makes this affidavit to induce any future title company involved with this property to issue its policy of title insurance on the above-described property.

The affiant hereby covenants and agrees, individually, and for the affiants, heirs, personal representatives or assignees, to forever fully indemnify, protect defend and hold said title company harmless and to reimburse them for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature that they 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 DEBORAH ANNE FRANTISAK, 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; and

4. Rights of Contribution.

CHRISTOPHER N. FRANTISAK

Or Coop County Subscribed and sworn to before me this

5 day of

LINL SEAL"

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

This instrument prepared by:

Thomas J. Dwyer, Attorney at Law 400 Lathrop Avenue River Forest, IL 60305

Return recorded document to:

Thomas J. Dwyer. Attorney at Law 400 Lathrop Avenue River Forest, IL 60305

2319313111 Page: 3 of 3

EXHIBIT A

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

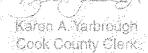
TATE FILE NUMBER 2022 0116410					DATE ISSUED	1/6/2023
DECEDENT'S LEGAL NAME DEBORAH ANNE FRANTISAK					TE OF DEATH DECEMBER 27, 2022	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 47 YEARS			MBER 06, 1975		
CHICAGO		4 500 500	HER INSTITUTION ERSITY MEDIC	The state of the s		
PLACE OF DEATH INPATIENT						
BIRTHPLACE SOCIAL SECTION NORWALK, CT	URITY NUMBER STATUS AT TIM MARRIED	E OF DEATH	[4] Ohio Santon and Control	SE/CIVIL UNION PARTNER'S MA HER FRANTISAK	AIDEN NAME EVER IN U.S. FORCES? N	
RESIDENCE 743 NORTH ELMWOCD AVENUE	APT N	5 S S S S	TY OR TOWN DAK PARK		INSIDE CITY LIM	AITS?
COOK STATE ZIP CODE	E FATHER/CO PARENT'S NAME PR BARTHOLOMEW TO		GE/CIVIL UNION	MOTHER/CO PARENT'S NAME YVONNE CAVE	E PRIOR TO FIRST MARRIAGE/CI	IVIE UNION
INFORMANTS NAME. CHRISTOPHER FRANTISAK	RELATIONSHIP HUSBAND		MAILING ADORE 743 NORTH E	SS ELMWOOD AVENUE, C	JAK PARK, IL, 60302	
	PLASE OF DISPOSITION MOPGAN CREMATION S	SERVICES	LOCATION - CITY	Y OR TOWN AND STATE	DATE OF DISPOSITION DECEMBER 30, 20)22
FUNERAL HOME PETERSON-BASSI CHAPELS, 6938						
FUNERAL DIRECTOR'S NAME JOHN G BASSI				FUNERAL DIRECTOR'S II 034014204	ILLINOIS LICENSE NUMBER	
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH				DATE FILED WITH LOCAL DECEMBER 30, 2		
CAUSE OF DEATH PART I METASTAT IMMEDIATE CAUSE (Final disease or condition resulting in death): b	TIC BREAST CANCER	ot as a c ac e of):		APPROXIMATE	RVAL BETWEEN ET AND DEATH	
		or as a consequence of . or as a consequence of .			NTER ONSET	
PART II. Enter other significant conditions contribu			given in PART I.	WAS AN AU	TOPSY PERFORMED? NO	***************************************
	·				OPSY FINDINGS USED TO CAUSE OF DEATH? N/A	
FEMALE PREGNANCY STATUS NOT APPLICABLE				W. NNER OF NATURAL		1885 185 1868 1868
DATE OF INJURY	TIME.OF INJURY	PLACE OF INJURY			INJURY AT W	VORK?
LOCATION OF INJURY		dalah da Masikan			6	
DESCRIBE HOW INJURY OCCURRED:					RANSPOPTATION INJURY: 5	SPECIFY
ATTEND THE DECEASED? DATE LAST SEE NO UNKNOW!	N CORONER CON	A 1	DATE PF	RONQUNCED	TIME OF DEATI 09:59 PM	Carlot and Carlot States
CERTIFIER PHYSICIAN		100 307 EES - 444 - 14			TE CERTIFIED DECEMBER 28, 2022	



NAME ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH.

DOCTOR MARLEN ORTEGA-CRUZ, 710 SOUTH PAULINA STREET, CHICAGO, ILLINOIS, 60612

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.





PHYSICIAN'S LICENSE NUMBER