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Doc# 2324222003 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2023 09:57 AM PG: 1 OF 3

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2335905
245

AFFIDAVIT OF HEIRSHIP

STATE OF ILLINOIS

COUNTY OF COOK SS

ESTATE OF Conrado Baluyut, Deceased.

On this 26 day of July, 2023, I Matthew Baluyut, after being first duly sworn under oath, testify and depose as follows, to wit:

1. My name is Matthew Baluyut, and I am over the age of twenty-one (21) years of age and, to my understanding, am otherwise competent to give testimony.

2. I reside at 2337 W Chase Ave Chicago IL, 60645

3. I am the grandson (state relationship to deceased) and knew him/her in his/her lifetime.

4. The decedent, Conrado Baluyut, was the owner of the property commonly known as: 2337 W Chase Ave Chicago IL, 60645 (legal description and PIN attached).

5. He/She died on Jan 4th 2020 in the City of Naperville, County of DuPage, State of Illinois.

6. The decedent was married one (1) time(s), to Angelita Cruz Baluyut (died 10/30/2019)

7. That three children were born to the decedent, as follows, and are assumed to be of majority age, unless otherwise noted:
Ruel Baluyut (Aurora, IL)
Jay Baluyut (San Antonio, TX)
Lissa Baluyut (Aurora, IL)

8. No persons were adopted by the decedent.

9. The parents of the decedent were Cezimando Baluyut (Manila, Ph) and Concordia Baluyut (Manila, Ph) both said parents are now deceased.

10. a) Pursuant to the Last Will and Testament of Conrado D Baluyut, the decedent herein, left his/her entire estate, both real and personal, to Matthew Baluyut OR


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~~b) The decedent died intestate:~~

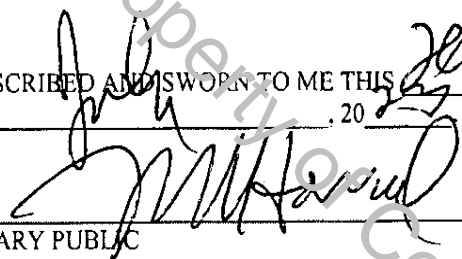
- 11. That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of \$ 260,000 dollars.
- 12. The forgoing is based upon my own personal knowledge and belief, is true, and if called upon as a witness I would competently and consistently testify thereto.

THERE HAS BEEN NO JUDICIAL DETERMINATION REGARDING THIS AFFIDAVIT.

FURTHER AFFIANT SAYETH NOT.



 AFFIANT

SUBSCRIBED AND SWORN TO ME THIS 20 DAY
 OF _____, 2023


 NOTARY PUBLIC



Prepared by and After Recording Mail to: Frank M. Howard, 700 Busse Hwy, Park Ridge, IL, 60068-2402 Phone: 847-692-5400 Email: frank@fhowardlaw.com

File# 2335905

Property Address: 2337 W. Chase Ave. Chicago IL 60645

PIN#: 11-30-318-027-0000

Legal:

PARCEL 1:

THE EAST 54 FEET 4 INCHES OF LOT 1 AND THE EAST 54 FEET 4 INCHES OF THE NORTH 10 FEET OF LOT 2 IN BLOCK 7 IN CONGDON RIDGE ADDITION TO ROGERS PARK IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 15751559

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COOK COUNTY CLERK VITAL RECORDS

CHICAGO, ILLINOIS

MEDICAL CERTIFICATE OF DEATH

Exhibit A

STATE FILE NUMBER 2020 0000299

MEDICAL EXAMINER'S CASE NUMBER 010620SQ03

DATE ISSUED 8/30/2022

DECEDENT'S LEGAL NAME CONRADO D BALUYUT			SEX MALE	DATE OF DEATH JANUARY 04, 2020	
COUNTY OF DEATH DU PAGE		AGE AT LAST BIRTHDAY 82 YEARS	DATE OF BIRTH JULY 29, 1937		
CITY OR TOWN NAPERVILLE			HOSPITAL OR OTHER INSTITUTION NAME SEASONS HOSPICE INPATIENT CENTER		
PLACE OF DEATH HOSPICE FACILITY					
BIRTHPLACE PHILIPPINES	SOCIAL SECURITY NUMBER 385-12345	STATUS AT TIME OF DEATH WIDOWED		SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 2337 W CHASE AVE ULE		APT. NO.	CITY OR TOWN CHICAGO		INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60645	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION SISENANDO BALUYUT		MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION CONCORDIA DAVID
INFORMANT'S NAME RUEL BALUYUT		RELATIONSHIP SON	MAILING ADDRESS 2254 SHILOH DRIVE, AURORA, IL, 60503		
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION MID WEST CREMATORY, INC	LOCATION - CITY OR TOWN AND STATE NAPERVILLE, IL	DATE OF DISPOSITION JANUARY 07, 2020	
FUNERAL HOME BEIDELMAN KUNSCH FUNERAL HOME LTD, 24021 W ROYAL WORLINGTON DRIVE, NAPERVILLE, IL, 60564					
FUNERAL DIRECTOR'S NAME RONALD A KURZA JR			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034017160		
LOCAL REGISTRAR'S NAME KAREN J AYALA			DATE FILED WITH LOCAL REGISTRAR JANUARY 6, 2020		
CAUSE OF DEATH PART I: LUNG MASS, SUSPICIOUS OF MALIGNANCY					
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a. Due to (or as a consequence of)		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	
		b. Due to (or as a consequence of)			
		c. 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	
FEMALE PREGNANCY STATUS NOT APPLICABLE			MANNER OF DEATH NATURAL		
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY		INJURY AT WORK?	
LOCATION OF INJURY					
DESCRIBE HOW INJURY OCCURRED:				IF TRANSPORTATION INJURY, SPECIFY:	
ATTEND THE DECEASED? NO	DATE LAST SEEN ALIVE UNKNOWN	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES		DATE PRONOUNCED	TIME OF DEATH 08:38 PM
CERTIFIER PHYSICIAN				DATE CERTIFIED JANUARY 06, 2020	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DR PAOLA MOLINA, 2195 W DIEHL ROAD, NAPERVILLE, ILLINOIS, 60563				PHYSICIAN'S LICENSE NUMBER 036-124401	

2226278



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.

Karen A. Yarbrough
Karen A. Yarbrough
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM