

# UNOFFICIAL COPY

## JOINT TENANCY AFFIDAVIT

Doc#: 2332633318 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/22/2023 01:45 PM Pg: 1 of 3

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

MARY E. DRUMMOND ,  
hereby referred to as the affiant, states under  
oath that the affiant resides at \_\_\_\_\_  
6 Waterton Drive

In the City of Streamwood ,  
State of Illinois ;  
that the affiant was acquainted with \_\_\_\_\_  
John W. Drummond ,  
the decedent; at the time of death, the  
decedent was one of the owners of property,  
by virtue of a properly recorded joint  
tenancy deed, said property located in  
COOK County, State of  
ILLINOIS , and legally

described as follows:

LOT 22 IN THE SUNCREST NORTH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST  
QUARTER OF SECTION 15, TOWNSHIP 41 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2002 AS DOCUMENT NO. 0020812335, IN THE  
VILLAGE OF STREAMWOOD, IN COOK COUNTY, ILLINOIS.

Permanent Tax ID No.: 06-15-405-038-0000  
Known As: 6 Waterton Drive, Streamwood, IL 60107

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;

The decedent died on JANUARY 20, 2019 , leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ <15,000.00 , and  
that the value of the above property individually was \$ <15,000.00 .

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;

The affiant makes this affidavit to induce Attorneys' Title Guaranty Fund, Inc. (ATG) to issue its policy of title insurance on the  
above described property.

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## JOINT TENANCY AFFIDAVIT (continued)

The affiant hereby covenants and agrees, individually, and for the affiants, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold ATG harmless and to reimburse ATG for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature that ATG 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 John W. Drummond, 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;
4. Rights of contribution.

Mary E Drummond (Seal)  
 \_\_\_\_\_ (Seal)

Subscribed and sworn to before me this

7<sup>th</sup> day of November, 2023  
 \_\_\_\_\_ (Month) \_\_\_\_\_ (Year)

[Signature]  
 \_\_\_\_\_  
 (Notary Public)



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

This instrument prepared by:

David R. Schlueter  
 \_\_\_\_\_  
 (Name)

401 W. Irving Park Rd  
 \_\_\_\_\_  
 (Address)

Itasca, IL 60143  
 \_\_\_\_\_  
 (City, State, Zip)

Return to:

David R. Schlueter  
 \_\_\_\_\_  
 (Name)

401 W Irving Park Rd  
 \_\_\_\_\_  
 (Address)

Itasca, IL 60143  
 \_\_\_\_\_  
 (City, State, Zip)

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

EXHIBIT

STATE FILE NUMBER 2019 0008015

DATE ISSUED 1/21/2019

DECEDENT'S LEGAL NAME JOHN WILLIAM DRUMMOND JR		SEX MALE	DATE OF DEATH JANUARY 20, 2019	
COUNTY OF DEATH COOK		AGE AT LAST BIRTHDAY 78 YEARS	DATE OF BIRTH DECEMBER 15, 1942	
CITY OR TOWN STREAMWOOD		HOSPITAL OR OTHER INSTITUTION NAME 6 WATERTON DR		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME MARY McLAUGHLIN	EVER IN U.S. ARM FORCES? NO
RESIDENCE 6 WATERTON DR		APT. NO.	CITY OR TOWN STREAMWOOD	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60107	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JOHN W DRUMMOND SR	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION ANNA SULLIVAN
INFORMANT'S NAME MARY DRUMMOND		RELATIONSHIP WIFE	MAILING ADDRESS 6 WATERTON DR, STREAMWOOD, IL, 60107	
METHOD OF DISPOSITION BURIAL		PLACE OF DISPOSITION SAINT MICHAEL THE ARCHANGEL CEMETERY	LOCATION - CITY OR TOWN AND STATE PALATINE, IL	DATE OF DISPOSITION JANUARY 25, 2019
FUNERAL HOME COUNTRYSIDE FUNERAL HOME STWD, 1640 GREENMEADOWS BLVD, STREAMWOOD, IL, 60107				
FUNERAL DIRECTOR'S NAME JOHN J LEADROOT JR			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014622	
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH			DATE FILED WITH LOCAL REGISTRAR JANUARY 25, 2019	
CAUSE OF DEATH PART I: CORONARY HEART DISEASE				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a.	YEARS	
		b. CARDIOMYOPATHY	YEARS	
		c. BRONCHIAL ASTHMA AND DIABETES	YEARS	
PART II: Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.				
FEMALE PREGNANCY STATUS NOT APPLICABLE			MANNER OF DEATH NATURAL	
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY		INJURY AT WORK
DESCRIBE HOW INJURY OCCURRED:				IF TRANSPORTATION INJURY, SPECIFY
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE SEPTEMBER 28, 2018	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 12:19 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED JANUARY 21, 2019	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH AJAY JAIN MD, 455 S ROSELLE RD, SCHALMBURG, ILLINOIS, 60193			PHYSICIAN'S LICENSE NUMBER 036-0-0286918	

THE WORD VOID APPEARS WHEN REPHOTOCOPIED

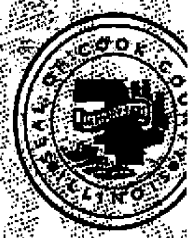
AS PROMINENT INTERVAL BETWEEN CAUSE I AND CAUSE II



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.

*[Signature]*

Karen A. Yarbrough  
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE