



AFFIDAVIT OF OWNERSHIP FOR UNPROBATED ESTATE

I, KRISTINA TILLMAN, hereby affirm as follows:

The common address, legal description and permanent index number of the property in question are:

7240 S Princeton Avenue, Chicago, IL 60621

Legal Description attached

PIN: 20-28-209-023-0000

The record owners of this property are:

HENRY L. TILLMAN JR, died May 22, 2020.

According to the attached death certificate, and affidavit of heirship for the unprobated estate, the last record owner(s) are deceased and leave as their sole heir(s) the following:

KRISTINA TILLMAN, daughter of the deceased.

Based on the foregoing the following are the current owners of the property:

KRISTINA TILLMAN, as to a one-hundred percent (100%) interest.

Dated: July 11, 2023

Kristina Tillman

KRISTINA TILLMAN

State of Illinois)

) ss:

County of Cook)

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that KRISTINA TILLMAN personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 11 day of July, 2023.

Commission expires December 28, 2025.

Catherine L. Eason

Notary Public



Mail to/

This instrument prepared by:

Dennis A. Delman
Delman & Cohen
4711 W. Golf Rd. Ste. 700
Skokie, IL 60076
Phone: (847) 674-3000

Send subsequent tax bills to:

KRISTINA TILLMAN
5230 S. Woodlawn Avenue
Chicago, IL 60615

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY AFFIDAVIT OF HEIRSHIP

STATE OF ILLINOIS }
COUNTY OF COOK } SS

KRISTINA TILLMAN (Affiant) being duly sworn upon oath, states:

1. That the Affiant resides at 5230 S. Woodlawn Ave, Chicago, IL 60615.
2. That the Affiant is the daughter (relationship) of HENRY L. TILLMAN JR. (decendent).
3. That the Decedent died on May 22, 2020 in the County of Cook, State of Illinois.
(Attach copy of death certificate.)
4. That the Decedent died owning an interest in the property commonly known as 7240 S. Princeton Ave, Chicago, IL 60621 and more fully described in commitment no. _____.
5. That the Decedent died leaving (a / no) Will. (Attach copy of will if applicable.)
6. That the Decedent was married to the following individuals and no others:

Name	Status
<u>N/A</u>	<u>N/A</u>
_____	_____
7. That the following children and no others were born to or adopted by the Decedent:

<u>KRISTINA TILLMAN</u>	<u>daughter</u>
_____	_____
8. That to the best information and belief of the Affiant, no children were born to or fathered by the Decedent out of wedlock except as follows: N/A
9. That in the event the Decedent died without wife or child surviving, to the Affiant's best information and belief the following represents the Decedent's heirship (include names of all deceased descendants):

10. That the total value of the estate of the Decedent including the taxable interest in the aforesaid property is \$ 150,200.00.
11. That no claims have been filed against Decedent and that all expenses of illness and/or funeral expenses have been paid in full; or, that the following claims will be paid from the proceeds of the subject property:
All expenses have been paid and there are no claims
12. That the Federal Estate Tax (has/ has not) been paid, that the Illinois Inheritance Tax (has/ has not) been paid; that no (Federal Estate Tax/Illinois Inheritance Tax) is due.
13. That the Affiant makes this affidavit to induce Chicago Title to issue its policy of title commitment number _____ and with knowledge that Chicago Title will rely on the representations made and contained herein to insure title.

Further Affiant sayeth not.

SIGNED X Kristina Tillman
AFFIANT

Subscribed and sworn to before me this 11 day of July



Catherine L. Eason
NOTARY PUBLIC

UNOFFICIAL COPY



PERSONAL UNDERTAKING (INTESTATE ESTATE)

Date:

Escrow No.:

To: Chicago Title and Trust Company

In consideration of the issuance of your title insurance policy on the above referenced order number, the undersigned do hereby, jointly and severally, for themselves, their heirs, personal representatives and assigns, covenant and agree forever fully to indemnify, protect, defend and save your harmless from and to reimburse you for any and all loss, costs, damages, suits, attorneys' fees and expenses of every kind and nature which you may for any cause, at any time and from time to time, suffer, expend or incur by reason or in consequence of the issuance of said policy, and of any and every other insurance policy of policies covering the same real estate, or any part of parts thereof, or interest herein free and clear of the following exceptions:

1. Claims (including awards, if any) against the Estate of HENRY L. TILLMAN JR.
2. Federal Estate Tax, Illinois Estate Tax and Illinois Generation-Skipping Transfer Tax which may be charged against the Estate of said decedent.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Kristina Tillman
Signature

July 11, 2023
Date

KRISTINA TILLMAN
Print Name

Address: 52309 Woodland Ave.
Chicago, IL 60618

Signature

Date

Print Name

Address: _____

Signature

Date

Print Name

Address: _____

Signature

Date

Print Name

Address: _____

NOTE: To be executed by all of the Heir(s) of the Decedent.

UNOFFICIAL COPY

LEGAL DESCRIPTION

A ONE-HALF (1/2) INTEREST IN LOT 9 AND THE SOUTH 2 FEET OF LOT 8 IN BLOCK 3 IN EGGLESTON'S 2ND SUBDIVISION BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTH EAST QUARTER (EXCEPT THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SAID NORTH EAST QUARTER) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE PIN: 20-28-209-023-0000

REAL ESTATE COMMON ADDRESS: 7240 S PRINCETON AVENUE, CHICAGO, IL 60621

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

STATE FILE NUMBER 2020 0052904


DATE ISSUED 6/8/2020

DECEDENT'S LEGAL NAME HENRY L TILLMAN JR		SEX MALE	DATE OF DEATH MAY 22, 2020																		
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 70 YEARS	DATE OF BIRTH OCTOBER 10, 1949																			
CITY OR TOWN OAK LAWN		HOSPITAL OR OTHER INSTITUTION NAME ADVOCATE CHRIST MEDICAL CENTER																			
PLACE OF DEATH INPATIENT																					
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH DIVORCED FROM MARRIAGE	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO																	
RESIDENCE 7240 S PRINCETON AVE	APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES																		
COUNTY COOK	STATE IL	ZIP CODE 60621	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION HENRY L TILLMAN SR	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION ANNIE BROTHERS																	
INFORMANT'S NAME BARBARA TILLMAN JOHNSON		RELATIONSHIP SISTER	MAILING ADDRESS 212 W 92ND ST, CHICAGO, IL, 60620																		
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION MOUNT HOPE CEMETERY	LOCATION - CITY OR TOWN AND STATE CHICAGO, IL	DATE OF DISPOSITION JUNE 06, 2020																		
FUNERAL HOME LEAK AND SONS, 7838 SOUTH COTTAGE GROVE, CHICAGO, IL, 60619																					
FUNERAL DIRECTOR'S NAME SPENCER LEAK SR			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 031007489																		
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH			DATE FILED WITH LOCAL REGISTRAR JUNE 4, 2020																		
<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">CAUSE OF DEATH</td> <td style="width: 10%;">PART I.</td> <td style="width: 50%;">SEPSIS</td> <td rowspan="4" style="width: 10%; text-align: center; vertical-align: middle;">APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH</td> <td style="width: 5%;"></td> </tr> <tr> <td>IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small></td> <td>a.</td> <td></td> <td></td> </tr> <tr> <td></td> <td>b.</td> <td>PROSTATE CANCER</td> <td></td> </tr> <tr> <td></td> <td>c.</td> <td></td> <td></td> </tr> </table>					CAUSE OF DEATH	PART I.	SEPSIS	APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH		IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	a.				b.	PROSTATE CANCER			c.		
CAUSE OF DEATH	PART I.	SEPSIS	APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH																		
IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	a.																				
	b.	PROSTATE CANCER																			
	c.																				
PART II. Enter other <i>significant conditions contributing to death</i> 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? YES	DATE LAST SEEN ALIVE MAY 22, 2020	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 08:37 PM																	
CERTIFIER PHYSICIAN			DATE CERTIFIED MAY 23, 2020																		
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH TOM SANGKYOU KIM MD, 4440 W 95TH ST, OAK LAWN, ILLINOIS, 60453			PHYSICIAN'S LICENSE NUMBER 036113598																		

1274090



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
 Cook County Clerk

