

UNOFFICIAL COPY

JOINT TENANCY AFFIDAVIT

STATE OF Illinois)
) SS
COUNTY OF Cook)

Doc#: 2334906183 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2023 11:54 AM Pg: 1 of 4

SHARON M. YACTOR ,

hereby referred to as the affiant, states
under oath that the affiant resides at
3355 N. Panama Avenue

In the City of Chicago ,
State of Illinois :

that the affiant was acquainted with
James C. Yactor ,
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 38 IN BLOCK 6 FEUERBORN AND KLODE'S BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTH EAST QUARTER LYING SOUTH OF INDIAN BOUNDARY LINE IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 May 30, 2016 , leaving no last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was Under \$200,000 , and that the value of the above property individually was Under \$200,000 .

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;

The affiant makes this affidavit to induce Advocus National Title Insurance Company (the "Company") 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 the Company harmless and to reimburse the Company for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature that the Company 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 James C. Yactor, 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.

Sharon M. Yactor

(Seal)

(Seal)

Subscribed and sworn to before me this

6th day of December, 2023
Day Month Year



Lori L. Fulk
Notary Public

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

This instrument prepared by:

Phillip S. Tarallo, P.C.
Name

939 N. Plum Grove Road, Suite C
Address

Schaumburg, IL 60173
City, State, Zip

Return to:

Phillip S. Tarallo, P.C.
Name

939 N. Plum Grove Road, Suite C
Address

Schaumburg, IL 60173
City, State, Zip

UNOFFICIAL COPY**CERTIFICATION OF DEATH RECORD****EXHIBIT****COOK COUNTY CLERK VITAL RECORDS
CHICAGO, ILLINOIS
MEDICAL CERTIFICATE OF DEATH**

STATE FILE NUMBER 2016 0043646

DATE ISSUED 6/6/2016

DECEDENT'S LEGAL NAME JAMES C YACTOR		SEX MALE	DATE OF DEATH MAY 30, 2016	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 74 YEARS	DATE OF BIRTH JANUARY 13, 1942		
CITY OR TOWN CHICAGO		HOSPITAL OR OTHER INSTITUTION NAME COMMUNITY FIRST MEDICAL CENTER		
PLACE OF DEATH EMERGENCY ROOM / OUTPATIENT				
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME SHARON EDWARDS	EVER IN U.S. ARMED FORCES? YES
RESIDENCE 3355 N PANAMA	APT. NO.	CITY OR TOWN CHICAGO		INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60634	FATHER/GO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION CHESTER YACTOR	MOTHER/GO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION LILLIAN KALLENBACH
INFORMANT'S NAME SHARON YACTOR	RELATIONSHIP WIFE		MAILING ADDRESS 3355 N PANAMA, CHICAGO, IL, 60634	
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION CACIA PARK CEMETERY	LOCATION - CITY OR TOWN AND STATE CHICAGO, IL		DATE OF DISPOSITION JUNE 06, 2016
FUNERAL HOME CUMBERLAND CHAPELS, 8300 W LAWRENCE AVE, NORRIDGE, IL, 60706				
FUNERAL DIRECTOR'S NAME DARRIN R GRIFFIN			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016094	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR JUNE 3, 2016	
CAUSE OF DEATH PART I. MYOCARDIAL INFARCTION				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a.	MINUTES	
		b. MULTIVESSEL CORONARY ARTERY DISEASE	YEARS	
		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 PROSTATE CANCER SMOKER				
			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 JANUARY 26, 2016	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 10:05 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED JUNE 02, 2016	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH PHILIP GRANDINETTI, 6322 N CICERO AVE, CHICAGO, ILLINOIS, 60646			PHYSICIAN'S LICENSE NUMBER 36.087271	

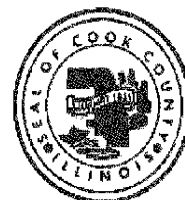
THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM



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.

David Orr
David Orr
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 12-23-422-001-0000

Property Address:

3355 North Panama Avenue, Chicago, IL 60634

Legal Description:

Lot 38 in Block 6 Feuerborn and Klode's Belmont Terrace, being a Subdivision of the Southeast Quarter, lying South of TEH Indian Boundary Line, in Section 23, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office