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ATTORNEYS'
TITLE
GUARANTY
FUND,
INC.

Doc#: 2417218223 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/20/2024 11:56 AM Pg: 1 of 4

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JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

SS:

AGNIESZKA E. KRUPA hereby referred to as the affiant, states under oath that the affiant resides at 8041 West Charmaine Road, in the City of Norridge, State of Illinois; that the affiant was acquainted with Weronika Dobosz, 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:

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UNIT NO. 205D, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED AS "PARCEL"):

THE WEST 127.0 FEET OF THE EAST 153.19 FEET OF THE SOUTH 131.0 FEET OF THE NORTH 278.0 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY AS MEASURED ALONG SAID MOST EASTERLY LINE IN SAID LINE EXTENDED NORTHERLY, OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO WIT;

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST 1/4 OF SAID SOUTH WEST 1/4 (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT IN THE NORTH 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33.00 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150.0 FEET OF THE NORTH 183.00 FEET OF THE EAST 150.0 FEET OF THE WEST 183.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHKE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 IN SAID TRACT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A MEASURED ALONG SAID WEST LINE 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS EAST 239.60 FEET; THENCE 73 DEGREES 00 MINUTES 00 SECONDS EAST 130.0 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 00 SECONDS EAST 225.00 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 160.00 FEET TO A POINT OF THE EASTERLY LINE OF SAID TRACT 553.02 FEET SOUTHEARLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFORE DESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTH EST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY AS TRUSTEE, UNDER TRUST AGREEMENT DATED MAY 1, 1973, AND KNOWN AS TRUST NUMBER 73-05-1050, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22567584; TOGETHIER

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WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND AN EASEMENT APPURTENANT TO THE PREMISES HERE CONVEYED, A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 17.

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 August 14, 2023, leaving no/a last will and testament;

The total value of decedent's estate, including the taxable interest in the above property was \$ 254,500.00, and the value of the above property individually was \$ 254,500.00;

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.

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:

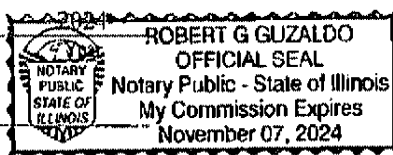
1. Claims against the estate of Weronika Dobosz, the decedent;
2. State Estate/Inheritance Tax and Federal Estate Tax that may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights of contribution.

X Agnieszka (Seal)
 _____ (Seal)

Subscribed and sworn to before me this

4th day of June
 Day Month

 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:
 Robert G. Guzaldo, Esq.
 Guzaldo Law Offices

 Name
 6650 North Northwest Highway, Ste. 300

 Address
 Chicago, Illinois 60631

 City, State, Zip

Return to:
 Robert G. Guzaldo, Esq.
 Guzaldo Law Offices

 Name
 6650 North Northwest Highway, Ste. 300

 Address
 Chicago, Illinois 60631

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CERTIFICATE OF DEATH RECORD

EXHIBIT A

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

STATE FILE NUMBER 2023 0068594

DATE ISSUED 8/24/2023

DECEDENT'S LEGAL NAME WERONIKA DOBOSZ		SEX FEMALE	DATE OF DEATH AUGUST 14, 2023	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 69 YEARS	DATE OF BIRTH OCTOBER 22, 1953		
CITY OR TOWN PARK RIDGE		HOSPITAL OR OTHER INSTITUTION NAME ADVOCATE LUTHERAN GENERAL HOSPITAL		
PLACE OF DEATH INPATIENT				
BIRTH-PLACE POLAND	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S M maiden NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 9332 LANDING LAKE		APT. NO. 205	CITY OR TOWN DES PLAINES	INSIDE CITY LIMITS? NO
COUNTY COOK	STATE IL	ZIP CODE 60016	FATHER'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JOZEF GOLONKA	MOTHER'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION ZOFIA LUPA
INFORMANT'S NAME AGNIESZKA KRUPA		RELATIONSHIP DAUGHTER	MAILING ADDRESS 6041 W CHARMINE RD, NORRIDGE, IL, 60706	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION MARYHILL CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE NILES, IL	DATE OF DISPOSITION AUGUST 19, 2023	
FUNERAL HOME SKAJA TERRACE FUNERAL HOME, 7812 N MILWAUKEE AVENUE, NILES, IL, 60714				
FUNERAL DIRECTOR'S NAME MARK JOSEPH CIOLEK			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034012344	
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH			DATE FILED WITH LOCAL REGISTRAR AUGUST 24, 2023	
CAUSE OF DEATH PART I. END STAGE CIRRHOSIS				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. _____ Due to (or as a consequence of)				
b. NON ALCOHOLIC STEATOHEPATITIS				
c. SPONTANEOUS BACTERIAL PERITONITIS				
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 PREGNANT WITHIN LAST YEAR			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? NO	DATE PRONOUNCED	TIME OF DEATH 09:40 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED AUGUST 21, 2023	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH RICHARD H BAKER DO, 3880 SALEM LAKE DR STE F, LONG GROVE, ILLINOIS, 60047			PHYSICIAN'S LICENSE NUMBER 036-110023	

2674470



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

