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ATTORNEYS' TITLE GUARANTY FUND, INC.

Chicago, Ill. 60634
7024 W. Belmont Ave.
TITLE DIVISION
Andrew P. Mangio Jr. & Assoc.

STATE OF ILLINOIS

COUNTY OF Cook

99999991
SS.

DEFINITION RECORDING 123 50
105557 1000 22 02/04/99 10 29 00
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105557 1000 22 02/04/99 10 29 00
COOK COUNTY RECORDS

JOINT TENANCY AFFIDAVIT

Arthur F. Reichen, hereinafter referred to as the affiant, states under oath that the affiant resides at 3413 N. Ridgeway in the City of Chicago, Illinois; that the affiant was acquainted with Marcetta E. Emerson, the decedent; that at the time of death, the decedent was one of the owners of property, by virtue of a properly recorded joint tenancy warranty deed, said property, located in Cook County, Illinois, and legally described as follows:

PIN # 13-23-314-015-0000
Lot 30 in Block 3 in J. R. Wickersham's Resubdivision of Blocks 5 and 6 in K. K. Jones' Subdivision of the North Half of the South West Quarter of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. c/k/a 3413 N. Ridgeway - Chgo., Ill.

That 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;

That the decedent died on January 14, 1991, having no ~~an~~ last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 93,000.00, and that the value of the above property individually was \$ 46,500.00.

That the Illinois Inheritance Tax and the Federal Estate Tax, if any, was due from the decedent's estate, has been paid in full;

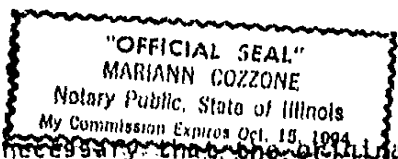
That the affiant makes this affidavit to induce Attorneys' Title Guaranty Fund, Inc. to issue its policy of title insurance on the above described property.

The affiant hereby covenants and agrees, for himself/herself/themselves, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys' Title Guaranty Fund, Inc. harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which the Fund 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 Marcetta E. Emerson, the decedent;
- 2) Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
- 3) Legacies, if any, created by the will of said decedent;
- 4) Rights to contribution.

Arthur F. Reichen (Seal)
Arthur F. Reichen
(Seal)

Subscribed and Sworn to before me
this 22nd day of April, 1991
Mariann Cozzone
Notary Public



NOTE: If the decedent left a will, it will be necessary that the original or a certified copy thereof be presented to us for inspection.

A death certificate, together with evidence of payment of death taxes, if any, should accompany this affidavit.

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AGENT REGISTRATION DISTRICT NO. 1610

MEDICAL EXAMINER'S - CORONER'S CERTIFICATE OF DEATH

STATE OF ILLINOIS

JAN 1 8 1921

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

NAME: MARGARET
AGE: 81
RESIDENCE: 1211 S. STEPHEN ST. CHICAGO, ILL.

DEPARTMENT OF HEALTH

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Property of Cook County Clerk's Office

VIRGINIA L. PARKER, M.P.A., ACTING LOCAL REGISTRAR OF VITAL STATISTICS OF THE CITY OF CHICAGO, DO HEREBY CERTIFY THAT I AM THE KEEPER OF THE RECORDS OF BIRTHS, STILLBIRTHS AND DEATHS OF THE CITY OF CHICAGO BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF CHICAGO; THAT THE ACCOMPANYING CERTIFICATE ON THIS SHEET IS A TRUE COPY OF A RECORD KEPT BY ME IN PURSUANCE OF SAID LAWS AND ORDINANCES.

[Signature]

DEPARTMENT OF HEALTH
1-21-1921
9230

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Mail to

Anthony J. Parnica

3349 W. Irving

Chicago, Ill. 60618