

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF C O O K)

93314304

JOINT TENANCY AFFIDAVIT

DEPT-11 RECORD T 429.50
157777 TRAM 7797 04/28/93 09:24:00
60473 & *--93--314304
COOK COUNTY RECORDER

HELEN HENDERSON hereinafter referred to as the affiant, states under oath that the affiant resides at 1315 121st Street, in the City of Whiting, Indiana that the affiant was acquainted with JAMES HENDERSON, the decedent; that at the time of his death, the decedent was one of the owners of property, by virtue of a properly recorded joint tenancy warranty deed, said property, located in County, Illinois, and legally described as follows:

LOT 4 IN BLOCK 8 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as: 10254 S. Avenue L, Chicago, Illinois 60617

PIN:

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 May 7, 1988, leaving no last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$80,000.00, and that the value of the above property individually was \$40,000.00

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.

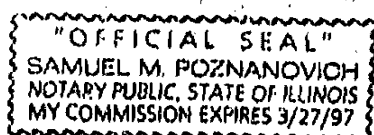
The affiant hereby covenants and agrees, for herself, her heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys Title Guaranty Fund, Inc. harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and expenses of every 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 JAMES HENDERSON, 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.

Helen Henderson (Seal)

Subscribed and Sworn to before me this 14th day of March, 1993.

Samuel M. Poznanovich
Notary Public



SAMUEL M. POZNAVICH
THIS INSTRUMENT WAS PREPARED BY
374 S. COMMERCIAL AVE.
CHICAGO, ILLINOIS 60617
(312) 721-5220 60617

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93314304

429.50

CITY OF EAST CHICAGO, INDIANA
DEPARTMENT OF HEALTH
CITY HALL

Local Record of Death

THIS IS TO CERTIFY, **JAMES HENDERSON JR.** died
That our records show.....

05 **07** **1988** **ST. CATHERINE HOSPITAL**
MONTH DAY YEAR PLACE STREET, HOSPITAL

Age at Death **63** **0** **0** Box **M** Married **X** Widowed
Years Months Days

Birth Date **09** **10** **1924** Color **CAUCASIAN** Single Divorced
Month Day Year

Primary cause of death given was **CARDIO RESPIRATORY FAILURE ARTERIOCLEROTIC HYPERTENSIVE**
HEART DISEASE GENERALIZED ARTERIOCLEROSIS

Signed by **DR. FELICIANO F. JIMENEZ** **MUNSTER** **IN**
Physician Address

Place of burial or removal **ST JOHN CEMETERY** **HAMMOND** **IN**
Name of Cemetery

Date of burial **05/11/1988** Funeral Director **BURNS-KISH** **HAMMOND** **IN**
Address

93314304 Signed **TR** **RM** Soc'y

Filed **05/11/1988** at East Chicago, Indiana **08/25/1992**
Date

Recorded locally in Book No. **1988** Page No. Registered No. **000132**