

STATE OF ILLINOIS

COUNTY OF COOK

ss.

MIN 13-32-2001
2157 N. MASON

JOINT TENANCY AFFIDAVIT

DEPT OF RECORDING 923.50
140011 TRAN 2307 06/09/94 14:31:00
#3980 # RV *-94-509882

COOK COUNTY RECORDER

MARIE EDNA WENZEL

hereinafter referred to as the affiant, states under oath that the affiant resides

at 2157 N. MASON

in the City of CHICAGO

Illinois.

that the affiant was acquainted with EDWARD WILLIAM WENZEL the decedent; that at the time of death, the decedent was one of the owners of the property, by virtue of a properly recorded joint tenancy warranty deed, said property

located in COOK County Illinois and legally described as follows:

LOT 57 IN BLOCK 3 IN GRANDVIEW, BEING JOHN J. KELLEY AND OTHERS SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF CENTER LINE OF GRAND AVENUE AND NORTH AND SOUTH LINE OF DICKENS AVENUE, IN COOK COUNTY, ILLINOIS.

That the decedent 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 1/4/88, leaving no/a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ Less than \$25000

and that the value of the above property individually was \$ _____

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 EDWARD WILLIAM WENZEL, 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.

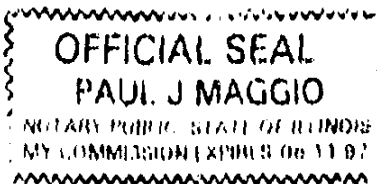
Marie Edna Wenzel (Seal)
MARIE EDNA WENZEL

_____ (Seal)

Subscribed and Sworn to before me

this 26 day of MAY, 1994

[Signature]
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.

2300

94509882

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Property of Cook County Clerk's Office

28860516



Charge to Robert
Harris
1/20/11

UNOFFICIAL COPY

Maggie
1928
Chicago
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Property of Cook County Clerk's Office

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