

UNOFFICIAL COPY
Attorneys' Title Guaranty Fund, Inc.

STATE OF ILLINOIS

COUNTY OF COOK

SS.

-94-710150

DEPT-11

425 50

TR0013 TRAV 7680 08-10-94 15-95.00

JOINT TENANCY AFFIDAVIT

#0606 # CT * -94-710150

COOK COUNTY RECORDER

JACQUELINE GIANNINI, hereinafter referred to as the affiant, states under oath that the affiant resides at 110 South Duiron, Unit #4A in the City of Arlington Hts., Illinois;

that the affiant was acquainted with IRMA M. GIANNINI, 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:

SEE RIDER ATTACHED

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 August 7, 1993, leaving no/a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 50,000.00

and that the value of the above property individually was \$ 50,000.00

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 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 IRMA M. GIANNINI, 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.

Jacqueline Giannini (Seal)

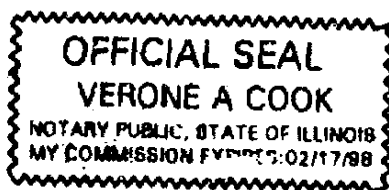
(Seal)

Subscribed and Sworn to before me

this 13th day of July, 1994

Verone A. Cook

Notary Public



25-50
7/11

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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Property of Cook County Clerk's Office

94710150



Mail to:
Gerald Nadeau
3413 N. Lincoln Ave.
Chgo. Ill. 60657

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RIDER

PARCEL 1:

UNIT 4-A AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 2 AND 3 IN SIGWALT'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 2 CHAINS OF THE NORTH 4.25 CHAINS OF THE EAST 2.50 CHAINS OF THE WEST 10 CHAINS OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEYS ARE ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LASALLE NATIONAL BANK, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 39135, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21663600 FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR2586499 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALSO TOGETHER WITH AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES AND IN AND TO PARKING SPACE NUMBER P-31 AND P-10 AS DEFINED AND DELINEATED IN SAID DECLARATION AND SURVEYS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 110 DUNTON AVENUE, UNIT #4A, ARLINGTON HTS., IL 60005

P.I.N. 03-32-101-042-1020

30710150

0510-486

STATE OF ILLINOIS

MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO 16.0 REGISTERED NUMBER

Form with fields for DECEASED NAME (IRMA M. COOK), DATE OF DEATH (AUGUST 7, 1993), SEX (FEMALE), AGE (82), HOSPITAL (FAMILY HOSPITAL), MARRIAGE STATUS (MARRIED), OCCUPATION (HOME MAKER), RESIDENCE (110 S. DUNTON, #4A), FATHER (JOSEPH SCHMAIZER), MOTHER (MAREI), RELATIONSHIP (SPOUSE), MAILING ADDRESS (110 S. DUNTON, #4A), CAUSE OF DEATH (HEART FAILURE), SIGNATURE (TAYLOR M. MARSH), and DATE (AUGUST 10, 1993).

Official Title, Chief Deputy Registrar Cook County Department of Public Health

SIGNED: Margaret Kalaris

August 10, 1993

REBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named in item 1 and that this record was established in my office in accordance with the provisions of the Illinois Statutes relating to the registration of births, stillbirths and deaths.