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ATTORNEYS' TITLE GUARANTY FUND, INC.

94884883

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

DEPT-01 RECORDING \$23.50
T#0003 TRAM 7727 10/17/94 12:21:00
#1885 + EB *-94-284883
COOK COUNTY RECORDER

JOINT TENANCY AFFIDAVIT

Diane Marie Krebs, hereinafter referred to as the affiant, states under oath that the affiant resides at 4122 N. Troy Street in the City of Chicago, Illinois; that the affiant was acquainted with Sheldon Krebs, the decedent; that at the time of death, the decedent was one of the owners of property, by virtue of a property recorded joint tenancy warranty deed, said property, located in Cook County, Illinois, and legally described as follows:

THE SOUTH TWO-THIRDS OF LOT 14 AND THE NORTH TWO-THIRDS OF LOT 15 IN BLOCK 1 IN CHARLES N. FINE'S SUBDIVISION OF THE WEST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
c/k/a 4122 N. Troy - Chgo., IL. PIN # 15-15-316-024-0000

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 June 19, 1991, leaving no last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 152,900.00, and that the value of the above property individually was \$ 76,450.00

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

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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.

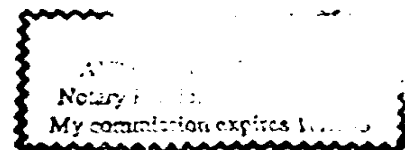
The affiant hereby covenants and agrees, for himself/herself/themselves, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys' Title Guaranty Fund, Inc. harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and 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 Sheldon Krebs, 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.

x Diane Marie Krebs (Seal)
DIANE MARIE KREBS (Seal)

Subscribed and Sworn to before me this 2nd day of November, 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.

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REGISTRATION DISTRICT NO. 16.10 REGISTERED NUMBER

STATE OF ILLINOIS

MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER

611792

JUN 21 1991

STATE OF ILLINOIS COUNTY OF COOK CITY OF CHICAGO

I, 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 FOR 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.



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THIS CERTIFIED COPY VALID WHEN MULTICOLOR SIGNATURE SEAL IS AFFIXED.

Form containing fields for: DECEASED NAME (Sheldon Krebs), DATE OF DEATH (June 19, 1991), SEX (Male), AGE (78), BIRTHDAY (June 03, 1913), HOSPITAL (Ravenwood Hospital Medical Center), MARRIAGE STATUS (Widowed), OCCUPATION (Machinist), ADDRESS (4122 N. Troy St., Chicago, Ill. 60618), RELIGION (None), CAUSE OF DEATH (Acute Myocardial Infarction), and SIGNATURE (Notar V. Lim MD).

LOCAL PREP (Funeral Home: Mary C. Metz), LOCAL PREP (Funeral Director: M.B.A.), LOCAL PREP (Funeral Home: 3440 N. Central Ave., Chicago, Ill. 60634), LOCAL PREP (Funeral Director: 7688), LOCAL PREP (Date: JUN 21 1991)

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Nov 14

Anthony M. Ramirez

3397 W. Irving Park

Chi Ill. 60618



Property of Cook County Clerk's Office

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