

UNOFFICIAL COPY
Attorneys' Title Guaranty Fund, Inc.

94186434

RETURNED:
FIRST FINANCIAL TITLE CO.
4201 LAKE COOK ROAD
NORTHBROOK, IL 60062

STATE OF ILLINOIS

SS.

COUNTY OF COOK

JOINT TENANCY AFFIDAVIT

94186434

LESLIE E. APTER, hereinafter referred to as the affiant, states under oath that the affiant resides at 744 BRANDY PLACE in the City of WHEELING, Illinois;

that the affiant was acquainted with IRVING ZIMMERMAN, 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: 7-01 RECORDINGS \$25.00
1999 TRAN 2993 02/28/94 08:44:00
2694 * - 74-186434
COOK COUNTY RECORDER

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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 5, 1985, leaving ~~no~~ last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 200,000.00

and that the value of the above property individually was \$ 65,000.00

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:

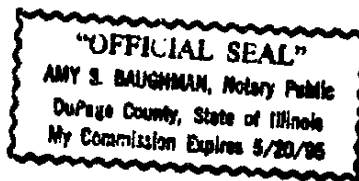
- 1) Claims against the estate of IRVING ZIMMERMAN, the decedent;
- 2) Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
- 3) Legacies, if any, created by the will of said decedent;
- 4) Rights to contribution.

Leslie E. Apter (Seal)
LESLIE E. APTER (Seal)

Subscribed and Sworn to before me

this 11th day of January, 1994.

Amy S. Baughman
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.

Box 254

25 Feb

FFT Co 214793C

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Property of Cook County Clerk's Office

COOK COUNTY RECORDS
* - 186434
159999 PAN 2993 02/28/96 09:44:00
\$25
8 0271-01 RECORDINGS

94166434

COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST. CHICAGO, IL 60602
TEL: (312) 321-1000 FAX: (312) 321-1001
WWW.COOKCOUNTYCLERK.COM

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 2S AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 35 AND THE SOUTH 15 FEET 5 1/4 INCHES OF LOT 36 IN BLOCK 61 IN W. F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTH WEST 1/4 OF SECTION 1 AND OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF THE SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED), IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 4127, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 24044757, TOGETHER WITH AN UNDIVIDED 25 PERCENT 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) AND WITH A PERPETUAL EASEMENT FOR PARKING PURPOSES ON AND TO PARKING SPACE NO. 4 AS DELINEATED ON THE SAID SURVEY IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 5651 NORTH KIMBALL AVENUE, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBER: 13-02-430-044-1004

PROPERTY ADDRESS: 5651 N. KIMBALL AVE., CHICAGO, IL 60659

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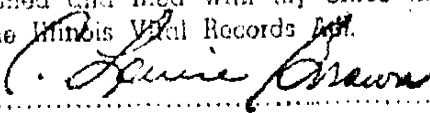
Cook County Clerk's Office

UNOFFICIAL COPY

MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. 16.25		STATE OF ILLINOIS	
REGISTRATION NUMBER 560		MEDICAL CERTIFICATE OF DEATH	
1. NAME - FIRST MIDDLE LAST: IRVING ZIMMERMAN		2. SEX: MALE	
3. DATE OF BIRTH: MAY 5, 1985		4. PLACE OF BIRTH: COOK COUNTY, ILLINOIS	
5. RACE: WHITE		6. DATE OF BIRTH: JULY 3, 1913	
7. PLACE OF BIRTH: ST FRANCIS HOSPITAL		8. OCCUPATION: IN PATIENT	
9. POLAND		10. USA	
11. MARRIED		12. SYLVIA RICHMAN	
13. 337-CI-918		14. DEPUTY SHERIFF	
15. 565 N KIMBALL		16. CHICAGO	
17. MORRIS ZIMMERMAN		18. KATE WILDER	
19. SYNDA FOX, CLERK		20. 355 RIDGE AVE., EVANSTON, ILLINOIS 60202	
21. DEATH WAS CAUSED BY: [ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)]			
21a. IMMEDIATE CAUSE: (a) CARDIAC FAILURE		21b. 1 HOUR	
21c. DUE TO OR AS A CONSEQUENCE OF: (b) ARTEROSCLEROTIC HEART DISEASE		21d. 10 YEARS	
22. OTHER SIGNIFICANT CONDITIONS: ARRHYTHMIAS AND SEVERE PULMONARY EMPHYSEMA			
23a. DATE OF OPERATION: ANY		23b. MAJOR FINDINGS OF OPERATION	
24a. MAY 5, 1985		24b. 4:38 P.	
25a. WEINSTEIN BROTHERS		25b. 1300 W. DEVON AVENUE CHICAGO ILLINOIS 60660	
26a. SHERIFF WILLIAM WEINSTEIN		26b. MAY 10, 1985	

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the record as made from the original certificate for the person named therein and that this certificate was established and filed with my office in accordance with the provisions of the Illinois Vital Records Act.


 Local Registrar

THIS IS NOT A VALID CERTIFIED COPY WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LOCAL REGISTRAR

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