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ATTORNEYS' TITLE GUARANTY FUND, INC.

STATE OF ILLINOIS
COUNTY OF COOK } SS.

JOINT TENANCY AFFIDAVIT

SUNNY C. LAI & CHERRY G. LAI, hereinafter referred to as the affiant, states under oath that the affiant resides at 1780 POTTER RD in the City of PK RIDGE, Illinois; that the affiant was acquainted with CAROL S. PANG, the decedent; that at the time of death, the decedent was one of the owners of property, by virtue of a properly recorded joint tenancy warranty deed, said property, located in COOK County, Illinois, and legally described as follows:
* AKA CHIN SHU PANG

* See Legal Attached *
Description

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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 8/2/94, leaving no/a last will and testament;

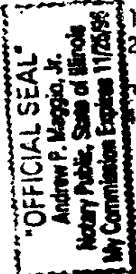
That the total value of decedent's estate, including the taxable interest in the above property was \$200,000 and that the value of the above property individually was \$33,000.

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 CAROL S. PANG, 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.



Sunny C. Lai (Seal)
SUNNY C. LAI
Cherry G. Lai (Seal)
CHERRY G. LAI

Subscribed and Sworn to before me
this 14 day of March, 1995.

[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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2/28

CKA: 9562 POTTER RD, Des PLAINES. AL PIN: 09-15-104-065-0000

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DEATH CERTIFICATE

DEATH CERTIFICATE # 83 - 003

NAME : CAROL CHING-SU PENG		SEX : F	CITIZENSHIP ID NUMBER :
BIRTH PLACE : KAU-SIONG, TAIWAN		RESIDENCE : 19 LANE 29 CHU-CHIANG ST. TAICHUN, TAIWAN	
TIME OF DEATH : 10:26 A.M. AUGUST 20, 1994		BIRTH DATE : AUGUST 4, 1929	AGE : 65
PLACE OF DEATH : 19 LANE 29 CHU-CHIANG ST. TAICHUN, TAIWAN AT HOME			
OCCUPATION : PREACHER			
MARRIAGE STATUS : SINGLE			
CAUSE OF DEATH . 1. DIRECT CAUSE - LIVER MALIGNANT TUMOR 2. INDIRECT CAUSE - BREAST MALIGNANT TUMOR			
THIS IS TO CERTIFY THAT THE RESULT OF EXAMINATION IS TRUE AND ACCURATE.			
NAME OF DOCTOR	: CHONG-JCN KON		
PHYSICIAN LICENSE NUMBER	: I-TZE 002347		
NAME OF CLINIC	: JON-SEN CLINIC OFFICE		
PRACTICE LICENSE NUMBER	: CHONG SU UI I CHUH TZE 187		
ADDRESS	: 80 - 5 LI-HSIN ROAD 40126 EASTERN SECTION TAICHUN, TAIWAN		
DATE OF EXAMINATION	: AUGUST 20, 1994		

I CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF ORIGINAL DEATH CERTIFICATE

Anders P. Hengst
ATTORNEY AT LAW
3/14/95

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NOTE : TRANSLATOR : SONNY LAI
DATE : SEPTEMBER 26, 1994



中華民國八十四年八月二十七日

(83) 8309493

83 9 127

FOURTH DISTRICT

CLERK

this is a true and accurate copy of the attached original.

Date of issue SEP 27 1994

Signature

KEH-JIA WAN
Special Assistant

費用：

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12/11/2014

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死亡診斷書

死亡證 字 第 003 號

(一)姓名	張 永 欽	(二)性別	男	①國民	②僑民	份證統一號碼	
四本籍	省 市	縣 市	(四)戶籍所在地	省 市	縣 市	市 鄉 鎮 區	村 里 街 路 巷 號 之
死亡時間	民國 年 月 日	上午 時 分	下午 時 分	出生年月日	民國 年 月 日	滿 歲	足 歲
(六)死亡地點及種類	省 市 縣 市 市 鄉 鎮 區 村 里 街 路 巷 弄 號 之						
	<input type="checkbox"/> 醫院 <input type="checkbox"/> 診所 <input type="checkbox"/> 助產院 <input type="checkbox"/> 自宅 <input type="checkbox"/> 其他						
(七)死亡者行職業	①在何處工作辦理何種行業			②擔任何種工作及職務			
(八)死亡者之婚姻狀況	<input type="checkbox"/> 已婚有配偶 <input type="checkbox"/> 配偶死亡 <input type="checkbox"/> 離婚 <input type="checkbox"/> 未婚 <input type="checkbox"/> 不明						
(九)死亡原因				發病至死亡之概略期間			
(1)直接引起死亡之疾病或傷害：甲、							
先行原因：							
若有引起上述死因之疾病或情況：							
(2)其他對於死亡有影響之疾病或身體狀況：							
(但與引起死亡之疾病或傷害無直接關係者)							
以上診斷確屬無訛特此證明							
醫師姓名： 張 重 榮							
醫師證書字號： 醫字第002347號							
醫院(診所)名稱： 聯 州 總 醫 院							
開業執照字號： 中市醫執字第197號							
地 址： 台中市東區... 力行路80-5號							
中 華 民 國 年 月 日							

行政院衛生署50、12、30衛署統字第0七六二九號令規定。臺灣省醫師公會統一印製

(19x27公分)

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註：死因將來如發現有錯誤，錯誤係在當時難以避免情況下發生並非故意時診斷者不負法律上之責任。

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PARCEL I:

The North 19.5 feet (measured along the East line and the West line) of the East 1/2 of Lots 1 to 4 both inclusive and the South 4.79 feet of Lots 1 to 7 both inclusive taken as a tract, all in Block 1 in Hillary Lane being a Subdivision of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 in Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, lying West of a line 510.79 feet (measured along the South line) West of the East line of said tract and South of a line drawn from a point in the West line of the East 510.79 feet (measured along the South line) of said tract, which is 48 feet North of the South line of said tract to a point on the West line of said tract, which is 91.72 feet North of the Southwest corner of said tract.

PARCEL II:

The East 1/5 of the West 5/32 of the North 35 feet (measured along the East line and the West line) of Lots 1 to 7 both inclusive taken as a tract in Block 1 in Hillary Lane being a Subdivision of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian.

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PARCEL III:

Easements as set forth in the declaration of easements, party to the same, covenants and restrictions and Exhibit "A" thereto attached, made by Golf-Hill Gardens, Incorporated, a corporation of Illinois and others, dated July 31, 1959 and recorded August 4, 1959 as Document 17,618,417.

And as created by the Trust Deed from American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated November 16, 1970 and known as Trust Number 30444 to Chicago Title and Trust Company, a corporation of Illinois, as Trustee dated December 22, 1970 and recorded December 22, 1970 as Document 21,350,461 and re-recorded January 18, 1971 as Document 21,372,676.

(a) For the benefit of Parcel I aforesaid for ingress and egress over and across a strip of land 14 feet wide, whose center line is a line drawn from a point on the North line of the South 4.79 feet of Lot 1, 83.66 feet (measured along said North line of said 4.79 feet) Easterly of the West line of said Lot 1 to a point on a line 35 feet (measured along the West line and the East line of said East 83.66 feet) South of the North line of said Lot 1, 83.78 feet (measured along said line 35 feet South of said North line) Easterly of the West line of Lot 1 in Block 1 in Hillary Lane aforesaid.

(b) For the benefit of Parcel I aforesaid for ingress and egress over and across a strip of land 14 feet wide, whose center line is a line drawn from a point on the South line of Lot 14, 72.97 feet (measured along said South line) Easterly of the Southwest corner of said Lot 14 to a point on the North line of the South 4.79 feet of Lot 1, 73.13 feet (measured along said North line of said South 4.79 feet) Easterly of the Westerly line of Lot 1 (excepting therefrom that part thereof falling in Parcel I aforesaid) in Block 1 in Hillary Lane aforesaid.

(c) For the benefit of Parcel I aforesaid for ingress and egress over and across a strip of land 14 feet wide whose center line is the West 90.66 feet of the North line of the South 4.79 feet of Lots 1 and 2 (taken as a tract) (excepting therefrom those parts falling in Parcels IA and IB immediately above) in Block 1 in Hillary Lane aforesaid.

(d) For the benefit of Parcel I aforesaid for ingress and egress over and across the South 15 feet of the North 35 feet (both measured along the East and West Line) of Lots 1 and 2 taken as a tract (excepting therefrom that part thereof falling in Parcel II aforesaid) in Hillary Lane aforesaid.

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