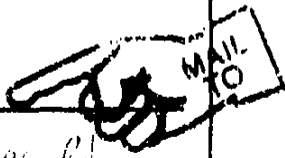


UNOFFICIAL COPY

Mail to:

-96-750090

Jane Bailey
1028 Dinsmore Rd
Winnetka IL 60093



DEPT-11 TORRENS \$27.50
T90015 TRAM 6295 10/02/96 15:19:00
#0118 # CT *-96-750090
COOK COUNTY RECORDER

Prepared by:

Maggio & Associates
7824 W. Belmont Ave.
Chicago, Illinois 60634

DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK

Jean Bailey, hereinafter referred to as the affiant, states under oath that affiant resides at 1028 Dinsmore Road, in the City of Winnetka, Illinois 60093:

That the affiant was acquainted with Mary L. Pfeiffer, 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 deed, said property located in Cook, County, Illinois, and legally described as follows:

SEE ATTACHED LEGAL
1336 North Oconto, Chicago, Illinois, 60634
12-24-422-626-0000

96750090

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 6, 1995, leaving NO / 1995 will and testament:

That the total value of decedents estate including the taxable interest in the above property was less than \$ 50,000.

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 affiavit to induce the title insurance company (Attorney's Title Guaranty Fund) 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 the

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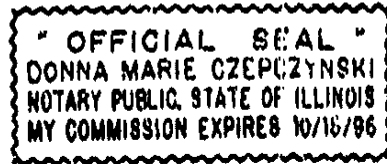
title insurance company (Attorney's Title Guaranty Fund) harmless and to reimburse the title insurance company for all loss, costs, damages, suits, attorney fees and expenses of every kind and nature which the title insurance company may suffer, expend or incur by reason of the issuance of said policy free and clear of the following objections:

- 1) Claims against the estate of Mary L. Pfeiffer, 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.

Jean Sackey
Affiant

Subscribed and sworn before me this 18th day of September, 1996

Donna Marie Czeczynski
Notary Public



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90733530

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Legal Description:

THE SOUTH ONE-THIRD (1/3) OF LOT TWO (2) IN BLOCK THREE (3) IN GEORGE W. PRASSAS BELMONT HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SOUTH OF INDIAN BOUNDARY LINE AND IN THE NORTHEAST QUARTER (1/4) OF NORTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, LYING NORTH OF THE CENTER LINE OF BELMONT AVENUE, IN COOK COUNTY, ILLINOIS.

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98-200-90

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