

UNOFFICIAL COPY

Attorneys' Title Guaranty Fund, Inc.

96758192

STATE OF ILLINOIS

COUNTY OF COOK

SS.

NOTARIAL RECORDING

\$25.50

TRUSTEES TRUST BOOK 10, 14, 26, 15, 10, 1994

BOOK & LF # - 96-758192

COOK COUNTY RECORDER

JOINT TENANCY AFFIDAVIT

WILLIAM G. ZUKE, hereinafter referred to as the affiant, states under oath that the affiant resides at 3426 NORTH LEAVITT in the City of CHICAGO, Illinois;

that the affiant was acquainted with MARY ZUKE, 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 JUNE 20, 1994, leaving no/a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 125,000.00

and that the value of the above property individually was \$ 250,000.00

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 MARY ZUKE, the decedent;
- 2) Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent; 3032
- 3) Legacies, if any, created by the will of said decedent;
- 4) Rights to contribution.

William G Zuke (Seal)
WILLIAM G. ZUKE

_____ (Seal)

Subscribed and Sworn to before me

this 3rd day of October, 1996

Gerard D Haderlein
Notary Public



2550
Bill

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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PLEASE MAIL TO:

GERARD D. HADERLEIN
3413 NORTH LINCOLN AVENUE
CHICAGO, IL 60657

Property of Cook County Clerk's Office

96778192

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RIDER

LOT THIRTY-FIVE (35) IN BLOCK FIVE (5) IN C. T. YERKES' SUBDIVISION OF BLOCKS THIRTY-THREE (33) TO THIRTY-SIX (36) AND FORTY-ONE (41) TO FORTY-FOUR (44) ALL INCLUSIVE IN THE SUBDIVISION OF SECTION NINETEEN (19), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER AND THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER AND THE EAST HALF OF THE SOUTH EAST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3426 NORTH LEAVITT, CHICAGO, IL 60618

P.I.N. 14-19-315-031-0000

Property of Cook County Clerk's Office

96755192

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PLEASE MAIL TO:

GERARD D. HADERLEIN
3413 NORTH LINCOLN AVENUE
CHICAGO, IL 60657

90753092

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

9C753492



GERARD D. HADELSTEIN
3413 NORTH LINCOLN AVENUE
CHICAGO, IL 60657

PLEASE MAIL TO: