

UNOFFICIAL COPY

STATE OF ILLINOIS)

COUNTY OF COOK)

DEPT-11 TORRENS

\$25.50

T#0013 TRAN 7247 05/02/96 13:19:00

#1203 5 TB *-96-334619

COOK COUNTY RECORDER

96334619

JOINT TENANCY AFFIDAVIT

Kevin Kavanaugh, hereinafter referred to as the affiant, states under oath that the affiant resides at 2359 North Oak Park, in the City of Chicago, Illinois; that the affiant was acquainted with ROBERT W. KAVANAUGH, the decedent; that at the time of death, the decedent was one of the owners of the property, by virtue of properly recorded joint tenancy warranty deed, said property located in COOK County, Illinois, and legally described as follows: *(See reverse side for legal description)*

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 1-24-91, leaving no/a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 30,000; and

That the value of the above property individually was \$ 30,000

That the affiant makes this affidavit to induce **ATTORNEYS' TITLE INSURANCE 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 INSURANCE FUND, INC.** harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and expenses and 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 Robert W. Kavanaugh, the decedent;

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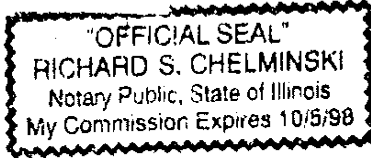
- 2. Illinois State Inheritance Tax and Federal Tax which may be charged against the estate of said decedent;
- 3. Legacies, if any, created by the will of said decedent;
- 4. Rights to contribution.

Richard S. Chelminski (Seal)

..... (Seal)

Subscribed and Sworn to before me
this 31 day of July 1996

[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.

LEGAL DESCRIPTION:

LOT 17 IN THELIN AND THELIN'S MONT CLARE PARK SUBDIVISION, BEING A RESUBDIVISION OF PART OF T.A. RUTHERFORD'S OAK PARK AVENUE AND FULLERTON AVENUE SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2359 NORTH OAK PARK, CHICAGO, ILLINOIS 60635

P. I. N. # 13-31-200-012-0000

**ATTORNEYS' NATIONAL
TITLE NETWORK**

PREPARED BY:

MAIL TO:

Richard S. Chelminski, P.C.

Richard S. Chelminski, P.C.

8303 W. Higgins, #300

8303 W. Higgins, #300

Chicago, Illinois 60631

Chicago, Illinois 60631

#4380



61908803

DEC 18 1995

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STATE OF ILLINOIS County of Cook, vs. DAVID D. ORR, County Clerk

I, DAVID D. ORR, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County, do hereby certify that the attached is a true and correct copy of the original Record on file, all of which appears from the records and files in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the City of Chicago, in said County.

David D. Orr
County Clerk

REGISTRATION DISTRICT NO. 16.10
MEDICAL CERTIFICATE OF DEATH 601664
DECEASED NAME: Robert WILLIAM Kavanaugh
DATE OF DEATH: January 24, 1991
AGE: 74
BIRTH: August 31, 1916
CAUSE: (a) arteriosclerotic cardiovascular disease
(b) Advanced emphysema
(c) cardiac respiratory failure
CERTIFIER: Joshua Salvador, MD
DISPOSITION: BURYAL, ST. JOSEPH, RIVER GROVE, IL.

Type or Print in PERMANENT INK See Funeral Directors Hospital, or Physicians Handbook for INSTRUCTIONS
A 1-002
B DECEASED
C 1803
D 352
E

1 492 X B
2 479 A

CAUSE

CERTIFIER

DISPOSITION

OFFICE OF THE CLERK OF THE COUNTY OF COOK

OFFICE OF THE CLERK OF THE COUNTY OF COOK

Property of Cook County Clerk's Office