

# UNOFFICIAL COPY

STATE OF ILLINOIS)  
COUNTY OF COOK ) SS  
)

DEPT-11 TORRENS \$25.50  
T40015 TRAN 3452 05/13/96 11:43:00  
#9402 CT \*-96-360944  
COOK COUNTY RECORDER

-96-360944

## JOINT TENANCY AFFIDAVIT

SEANNE ESPOSITO, hereinafter referred to as the affiant, states under oath that the affiant resides at 1801 N. OAK PARK AVENUE in the City of CHICAGO, Illinois; that the affiant was acquainted with MARGARET ESPOSITO, 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, in the above described property, located in COOK County, Illinois, and legal described as follows:

LOT 453 IN GALEWOOD, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE TITLE TO THIS LAND HAS BEEN REGISTERED UNDER AN ACT CONCERNING LAND RECORDS, KNOWN AS THE TORRENS ACT.

CERTIFICATE: 1479305

VOLUME: 2963-1

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LOC: 1801 N. OAK PARK AVE - CHICAGO, IL.

PL# # 13 31 404 020 0000

that the decedent has no interest in any business or partnership, nor held any power of appointment at death, nor created any remainder interests in the above 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 4/19/95 leaving no/a last will and testament;

that the total value of decedent's estate, including the taxable interest in the above property was \$ 25,000, and that the value of the above property individually was \$ zero.

that the Illinois Inheritance Tax and the Federal Estate Tax, if any, was paid from the decedent's estate, has been paid in full;

that the affiant makes this affidavit to induce Attorneys' Title Guaranty Co., Inc. to issue its policy of title insurance on the above described property.

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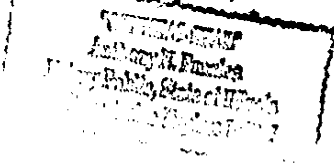
The affiant hereby covenants and agrees, for himself/herself/themselves, heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys' Title Guaranty Fund, Inc. harmless and to reimburse the Fund for all loss, costs, damages, suite, attorney fees and expenses 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 MARGARET ESPOSITO, 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.

Roseanne Esposito [SEAL]  
ROSEANNE ESPOSITO

Subscribed and Sworn to before me this 15<sup>th</sup> day of April, 1996.

[Signature]  
Notary Public



A. Maggio  
7824 W. Belmont  
Chicago, IL 60634

96360944

APR 15 1986

ss. **DAVID D. ORR.** County Clerk

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 J. Clark  
County Clerk

[illegible]

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