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DEFT-11 TORRENS

\$25.50

T#0015 TRAN 3452 05/13/96 11:43:00 #9402 # CT #-96-360944

COOK COUNTY RECORDER

ATE OF ILLINOIS) UNTY OF COOK

-95-360944 JOINT TENANCY AFFIDAVIT

SEANNE ESPOSITO, hereinlifter referred to as the affiant, states under th that the affiant resides at 1801 N. OAK PARK AVENUE in the City of ICAGO, Illinois; that the affiant was acquainted with MARGARET ESPOSITO, e decedent; that at the time of death, the decedent was one of the owners property, by virtue of a properly recorded joint tenancy warranty deed, id property, located in COOK County, Illinois, and legal described as llows:

T 453 IN GALEWOOD, BEING A BUBDIVIES ON IN THE SOUTHBAST 1/4 OF SECTION , TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OK COUNTY, ILLINOIS.

B TITLE TO THIS LAND HAS BEEN REGISTERED UPDER AN ACT CONCERNING LAND TLES, KNOWN AS THE TORRENS ACT.

RTIFICATE: 1479305

VOLUME: 2963-1

PAGE: 153

R/A: 1801 N. OAK PARK AVE - CHICAGO, IL.

Par # 13 31 404 020 0000

at the decedent has no interest in any business or partnership, nor held y power of appointment at death, nor created any remainder interests in operty by transfer with retention of a life interest therein or the eation of interests to take effect in possession or enjoyment after ath:

at the decedent died on Amps 1910 leaving no/a last will and restament;

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

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

at the affiant makes this affidavit to induce Attorneys' Title Guaranty nd, Inc. to issue its policy of title insurance on the above described operty.

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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:

- Claims against the estate of MARGARET ESPOSITO, the decedent:
- Illinois State Inheritance Tax and Federal Estate Tax which 2) ary be charged against the estate of said decedent.
- Legicies, if any, created by the Will of said decedent; 3)

Rights to contribution. 4)

ROSEANNE ESPOSITO PONTO

Subscribed and Sworn to before the this 15th day of _

Solva Clai

a. Maggio Belward Belward bob34 Wicago

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STATE OF ILLINOIS County of Cook,

I, DAVID D. ORR, County Clerk of the County of Cook, in the State afgresald, and Keeper of the Records and Files of all 3 winty, do hereby certify that the attached to a true and correct copy of the original Record on file, all of which appears from the records and files in my office.

In Wylfridde WHIEREOF, I have necessite any head and affixed the Seel of the County of Cook, at my office in the County of Cook, at my office in the County of Cook, at my office in the

David U. On

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