

JOINT TENANCY AFFIDAVIT

State of Illinois)
) SS.
County of C o o k)

Dimitrios Andreakis,
hereby referred to as
the affiant, states under
oath that the affiant resides
at 4150 Old River Road
in the City of Schiller Park, Illinois; that the affiant was
acquainted with Angela Andreakis, the decedent, being her Husband;
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:

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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 10/19/95, leaving no last will and
testament;

That the total value of decedent's estate, including the taxable
interest in the above property was \$80,000, and that the value of
the above property individually was \$80,000.

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 affidavit to induce Attorneys National
Title Network, 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
National Title Network harmless and to reimburse the title company
for all loss, costs, damages, suits, attorney's fees and expenses
of every kind and nature which said title company may suffer,
expend or incur by reason of the issuance of said policy free and

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clear of the following objections:

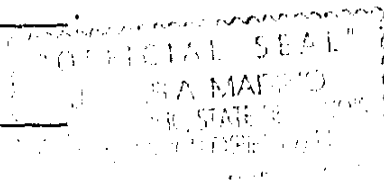
1. Claims against the Estate of Angela Andreakis, the decedent.
2. Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent.
4. Rights of contribution.

James A. Marino (SEAL)

(SEAL)

Subscribed and sworn to before me this
11 day of November, 19

James A. Marino
Notary Public



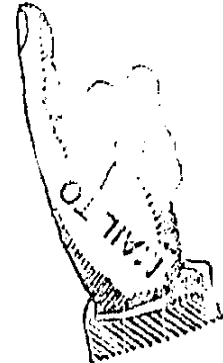
Prepared by:
James A. Marino
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ATTORNEYS' NATIONAL
TITLE NETWORK, INC.

PIN# 13-29-224-003-0000

Common Address: 2851 No. Austin, Chicago, Illinois



Note: If the decedent left a will, it will be necessary that the original or 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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County _____

Lot 38 in Block 4 in Gogolinski's resubdivision of Blocks 11 and 13 in King and Pattersons subdivision of the North East 1/4 of Section 29, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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