

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

1998-08-20 12:31:23

JOINT TENANCY AFFIDAVIT

ARLENA SIMS, hereinafter the affiant, states under oath that the affiant resides at 7333 S. PAXTON in the City of CHICAGO, Illinois; that the affiant was acquainted with J. B. SIMS, 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 attached 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 11/22/74, leaving no/a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 133,000, and that the value of the above property individually was \$ 143,000;

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 Wheatland Title Guaranty 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 Wheatland Title Guaranty harmless and to reimburse Wheatland Title Guaranty for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which Wheatland Title Guaranty 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 J. B. SIMS, 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.

RETURN TO:  
Wheatland Title  
39 Mill Street  
Montgomery, IL 60538

Arlene Sims (SEAL)  
\_\_\_\_\_  
(SEAL)

Subscribed and sworn to before me this 4<sup>th</sup> day of August, 1998.

Lisa M. Kuda  
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.

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## LEGAL DESCRIPTION

LOT 18 IN PAXTON AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 9 TO 12 AND THE WEST 1/2 OF LOTS 8 TO 13 IN BLOCK 5 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 20-25-217-008-0000

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