

488

UNOFFICIAL COPY 99879886

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1999-09-16 16:01:38
Cook County Recorder 27.50



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

AC9900-3810 (of 1)

STATE OF ILLINOIS)
COUNTY OF Cook) SS

JOINT TENANCY AFFIDAVIT

Elaine M. Tucker, hereinafter referred to as the affiant, states under oath that the affiant resides at 1028 Florence Ave. in the City of Chicago, Illinois, that the affiant was acquainted with Marshall Tucker, 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 11/17/94, leaving no/a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 136,000.00 and that the value of the above property individually was \$ 146,000.00;

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:

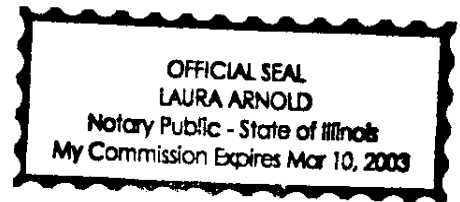
1. Claims against the estate of Marshall Tucker, the decedent;
2. Illinois State Inheritance Tax and Federal Estate Tax which may be charged against the estate of said decedent;
3. Legacies, if any, created by the will of said decedent;
4. Rights to contribution.

Claine M Tucker (SEAL)

_____ (SEAL)

Subscribed and sworn to before me this 10th day of September, 1999.

Laura Arnold
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.

Proprietary
Cook County Clerk's Office

UNOFFICIAL COPY

99879886

PERMANENT CERTIFICATE
TEMPORARY CERTIFICATE

REGISTRATION DISTRICT NO 16.23
REGISTERED NUMBER 1332 315-11-94
STATE OF ILLINOIS
MEDICAL EXAMINER'S - CORONER'S CERTIFICATE OF DEATH

DECEASED NAME: Marshall Tucker
SEX: Male
DATE OF DEATH: November 17, 1994
CITY/TOWN/TWP OR ROAD/DISTRICT NUMBER: Cook
AGE: 62
DATE OF BIRTH: July 9, 1932

7. BASTROP, IA
8a. Married
8b. Elaine Johnson
10. 439-44-7795
11a. Operator
11b. City of Evanston
13a. 1028 Florence Ave
13b. Evanston
13c. Cook

PARENTS
15. ALEENY Tucker
16. PARCHINE Unknown
17a. Elaine Tucker
17b. Wife
17c. 1028 Florence Ave. Evanston IL 60201

18 PART I
Immediate Cause (Final)
(a) Traumatic Cervical Spine
(b) Fall on Stairs
(c) Due to or as a consequence of

19. Natural, Accident, Homicide, Suicide, Undetermined, (RECOM)
20a. Accident
20b. Nov. 12, 94
20c. 7:00 PM
20d. 200

21a. I CERTIFY THAT IN MY OPINION BASED UPON MY INVESTIGATION AND/OR THE INQUIRY, THIS DEATH OCCURRED ON THE DATE, AT THE PLACE AND DUE TO THE CAUSE(S) STATED, AND THAT
21b. Nov. 17, 94
21c. 6:31 P. M.

22a. CORONER'S PHYSICIAN'S NAME (Type or Print)
EUPIL CHOI, M.D.
22b. DATE SIGNED
NOV. 18, 94
23a. BURIAL, CREMATION, REMOVAL (SPECIFY)
23b. Memorial Park
23c. Skokie
23d. Nov. 23, 1994

24a. House of Thompson 1917 Ashbury Ave. Evanston IL 60201
24b. FUNERAL DIRECTOR'S SIGNATURE
24c. LOCAL REGISTRAR'S SIGNATURE
24d. DATE SIGNED
NOV 22, 1994

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named as item 1, and that this record was established and filed in my office in accordance with the provisions of the Illinois Vital Records Act.
DATE NOVEMBER 22, 1994
SIGNED [Signature]
AT EVANSTON Illinois OFFICIAL TITLE LOCAL REGISTRAR

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8/30/1999

Fidelity National Title Insurance Company of New York
- SCHEDULE A CONTINUED -

PG File No. : HC99CO-3810
Effective Date: August 10, 1999

LEGAL DESCRIPTION

THE SOUTH HALF (1/2) OF LOT FIVE (5) IN BLOCK ONE (1) IN PITNER'S
SECOND ADDITION TO EVANSTON, A SUBDIVISION OF THE NORTH HALF (1/2) OF
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN-
SHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 10-24-216-026-0000

Property of Cook County Clerk's Office