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3294/0017 33 001 Page 1 of 15 2001-07-02 11:58:31

AFFIDAVIT OF HEIRSHIP Cook County Recorder

Estate of:

PHILIP R. SANTORO, Deceased and MABEL E. SANTORO, Deceased.

PHYLLIS J. JAMES, on oath says:

- I am the daughter of PHILIP R. SANTORO and MABEL E. SANTORO, who are both deceased.
- PHILIP R. SANTORO and MABEL E. SANTORO were each married once, to each other on June 8, 1929. Four children were born to the parties, namely: PHYLLIS J. JAMES, NANCY S. CHEVLIN, PHILIP R. SANTORO, JR. and ARLENE C. RIFFICE, who died on April 12, 1988.
- PHILIP R. SANTORO declat Rest Haven South, South Holland, Illinois, on 3 August 25, 1990 at the age of 89 years, as evidenced by the attached certified State of Illinois, Medical Certificate of Death.
- At the time of his death, he owned real estate with MABEL E. SANTORO, his wife, in joint tenancy, commonly known as 16300 South School Street, South Holland, Illinois and legally described as follow: See attached Exhibit "A".
- PHILIP R. SANTORO died testate, as evidenced by the attached certified 5. copy of Last Will and Testament of PHILIP R. SANTORO.
- MABEL E. SANTORO, died at Ingalls Memorial Hospital, Harvey, Illinois, on December 24, 1993 at the age of 84 years, as evidenced by the attached certified State of Illinois, Medical Certificate of Death.
- MABEL E. SANTORO died testate, as evidenced by the attached certified copy of Last Will and Testament of MABEL E. SANTORO
- The heirs at the time of death of MABEL E. SANTORO are PHYLLIS 8. JAMES, NANCY CHEVLIN, and PHILIP R. SANTORO, JR.

UNOFFICIAL COPY₁₀₅₈₁₆₅₄

9.. This Affidavit is prepared by the Affiant and filed with the Cook County Recorder of Deeds for the purpose of establishing ownership of the property commonly known as 16300 South School Street, South Holland, Illinois, and legally described as follows: See attached Exhibit "A".

PHYLLIS J. JAMES

SUBSCRIBED and SWORN to before me this ______ day of

May, 2001.

Notary Public

"OFFICIAL SEAL"
CYNTHIA L. MOORE
Notary Public, State of Illinois
My Commission Expires 11/02/04

Address of property: 16300 South School Street, South Holland, Illinois

PIN No. 29-22-209-010

RETURN TO JOHNSON & JOHNSON, LTD., 17450 South Halsted, Homewood, Illinois 60430

10581654

EXHIBIT "A" .

16300 South School Street, South Holland, Illinois 60473

LOT 89 IN HOEKSTRA'S SECOND ADDITION IN DUTCH VALLEY, BEING A SUBDIVISION IN THE NORTH EAST & OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

10581654

6132	0'9/		STATE OF ILLINOIS				STATE FILE NUMBER	
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ndə		AGE-LAST BIRTHDAY (YRS) 5a. 89	UNDER 1 YEAR MOS DAYS 1	UNDER I DAY HOURS MIN.	DATE OF BIRTH (MONTH	1 4 1901	(g)	
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. ~ .	6a. South Holland		Haven Sot	South			6c. Inpatient	ıt.
		I ed	NAME OF SURVING SPOUSE (MAIDEN NAME, IF WIFE) BD. Mabel Lamie	ingspouse (maide) el Lami	IDENNAME, IF WIFE	· · · · · · · · · · · · · · · · · · ·	WAS DECEASE EVERINUS ARMED FORCES? (YES NO)	VERINUS (YES NO)
9 I I	social security number usual occupation Ret.	α	KIND OF BUSINESS OR INDUSTRY	JESSORINDUSTRY	Elementary Secondary (C	<u> </u> 	IIGHEST GRADE CON College (1-4 or 5 +	
1	J K 200 Cobool	100 100 100 100 100 100 100 100 100 10	TWP.	OR ROAD DISTRICT NO	i 	INSIDE C.T. T	COUNTY	
	ZIPCODE 1	RACE (WHITE, BLACK, AMERICAN		OF HISPANICORIGIN? (SPECIFYNC	(SPECIFYNCO. VE	L C D	13. 1 COOK.	PICAN, etc.)
.	13e. Illinois 13f. 60473 14a.	N. etc.) (SPECIFY) White		ON [X	UYFS SPE	SPECIFY		
	August S	antoro	16.	MOINTEN-WAME TH	garolina Jarolina	Micore . Ta ((Malben) Lasi Rubîno	=
٤	AMANT'S NAME (TYPE OR PRINT)	$\overline{}$	HELATIONSHIP	MAILING AD THE	S. STREET AND!	NO.ORRIF.D. CH	OWN.S	<u>60473</u>
Sı	17a. Mabel Santoro	17b	17b Wife	170 16300	0 School	ol St.	20	nd, Il.
09	Enter the diseases, or complications that caused the death. Do not enter the m. de / dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.	ations that caused the	death. Do not enter t h line.	the m. de c i dying, s	such as cardiac or I	respiratory arre.	St, APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	HVAL
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io	DUE TO, OR AS A CONSEQUENCE OF	SEQUENCE OF					1	!
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ЭΛ	¥.	TTHE TIME, DATE AL	ND PLACE AND DUI	E TO THE CAUSE	(S) STATED.	DATES	NOW) . G	YEAR)
inq ind	22a. SIGNATURE ► (L/C (/ C) AME AND ADDRESS OF CENTIFIER (TYPE) APPRINT!	them &	2 mg			22b. Aug	22b. Aug. 26, 1990	
ok	ze. Cressa Perish, M.D., 4647 W		oln Hwy.,	Matteson,	n, II,	-	36-68636	
0.19 0.19	NAME OF ATTENDING PHYSICIAM IS DT., SHITHAN GERTT. 33.	FIER (TYPEORPRINT)	PRINT;		60443		NOTE: IF AN INJURY WAS INVOLVED IN THIS DEATH THE CORONER OF MEDICAL EXAMINER WUST BE NOTIFIED.	THIS
	ION, CEMETE	ORY-NAME	LOCATION	I	ž L	1 ~	DATE (MONTH, DAY, YEAR)	YEAR)
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S 00	sa THORNRIDGE 15801 S	. Cottage	e Grove	Av. Do	Dolton, 1	Illinois	_	
วรเ	WELL DIRECTOR SKIGNATURE	Dinne a	. ,	\	FUNERAL DI	IMECTOT'S ILLING	FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER	!
	L REGISTRAR'S		2	1	DATEHLED	BY LOGAL REGIS	DATE PLEDEN LOCAL REGISTRARIMONTH, DAY, YEAR)	
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		minds Department of Judge He	ubiid Healiil— Division of Wilat Hecords	ilat Hecords		/ division	MASEDON 1989 U.S. STANDÆRD CERRICICALE	(FICATE)

and filed in my office in accordance with the provisions of the Illinois statuates relating to the registration of births, stillbirths and deaths

DATE Luguston Coulombia Coulo

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death and record for the decedent named in item I and that this record was established

Protegu:

Property of Cook County Clerk's Office



		-					· .		V()F	=				Δ		C		Р	Y	58	16	54						
STATE FILE		DATE OF DEATH (MONTH, DAY, YEAR)	cember 24, 1993	§ 6	R) IF HOSP, OR INST, INDICATE D.O.A. OP/EMER, RW, INPATIENT (SPECIFY) 6c. DOA	WAS DECEASED EVERNUS. ARMED FORCES? (YES/NO)	EDUÇATION (SPECIFY ONLY HIGHEST GRADE COMPLETED) Elementary/Secondary (0-12) College (1-4 or 5+)	COUNTY	S, SPECIFY CUBAN.	(MAIDEN) LAST	Tebbins RED.CITYOR TOWN, STATE, ZPP)	ansing Illinois	Approximate with the service of the				PSY WERE AUTOPSY PHONGS AVALABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (YES/MO) 19b.	FEMALE, WASTHERE A PREGNANCY IN PAST THREE MONTHS? 20C. YES NO G	HOUROF DEATH	21c. 5:13 F. M. DATESIGNED (MONTH, DAY, VEAR)	ğ	ILLINOISLICENSENUMBER	i E ō 🖺	рате (молтн. рау. теля) Дрс 29, 1993		ve, Dolton Ill. 60419	-010145	Scal Registracy incontry. Day, Years)	(BASED ON 1989 U.S. STANDARD CERTIFICATE)
,	· DEA	SEX DATE OF I	2 Female 3 December	DATE OF BIRTH (MONT HIN. 5d.July 14	иетнек, аме sтяеет амомимве , НОЅ эіtаl	SE (VAL)EN JAME, IF WIFE)			HIGHY (SPECETING ORIVES-IF VE	F FIRST MIDDLE	Hazel Tebbins Maling ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, 2P	07 Oakley, L	of dying, such as cardiac or respira	Farchien			AUTOPSY (YESNO) 19a. N.C.		WAS CORONER OR MEDICAL EXAMINER NOTIFIED? (YESNO)	21b. Ves		ev.Il.60426			Ě	Gro	25c. 034	0ATE FILED BY LG	ords.
STATE OF ILLINOIS	CERTIFICATE	LAST	· t	AGE-LAST UNDER 1 YEAR UNDER 1 GAY DATE OF BIRTH (MONTH, BIRTHDAY (YRS) WOS. DAYS HOURS IN IN SOLUTY 14.	HERINSTITUTION-NAME (FNOT IN ETHERT A) 11s Memorial Hospital	WAN 4		CITY, TOWN, TWP, OR RC. D DISTRICT NO.	C	MOTHER NAME	16. FE CLONSHIP IMAILING	Daughter 1,77	Ithe death. Do not enter the mode of each line.	ocardy In			cause givenin PART1.			TE AND BLACE AND DUE TO TH	6 h 1114	156th St. Harvev	E	LOCATION arrow	STREET AND NUMBER OR R.F.D.	5801 S.Cottage	3 60.	à	Mic Health—Division of Vital Rec
	MEDICAL C	MIDDLE		-	ICTNUMBER HOSPITALOROTHER CONTROLLER OF THE CONT	RIED, NEVERMARI OWED, DIVORCED	USUAL OCCUPATION	Homemaker	(WHITE, BL/	ጏ '	LaMie	O	Enter the diseases, or complications in a "aused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or hear failure. List only one cause on each line.	(a) Deck M7	O ORAS CO ISEQUENCE OF	NSEQUENC	inbang to death but not resulting in the underlying cause given in PART1.	MAJOR FINDINGS OF OPERATION	NON)	11/6/93 (21b. Ves	1 a marine		THANCERTIFIER	CEMETERY OR CREMATORY -NAME	, ,	Funeral Home, 15801	Marsh . M	malde Mar	Illinois December of P.
REGISTRATION / 20	7	DECEASED-NAME FIRST	Mabel		Y, TOWN, TWP, OR ROAD DISTRI Harvey	THPLACE (CITY AND STATE OR EIGN COUNTRY) T]	1	326-20-7121 SIDENCE (STREET AND NUMBER)) 18 -	4ER-NAME FIRST	15. (Arthur	ie (rybe) Lisa	ARTI.	Immediate Cause (Final disease or condition description in death)		WHICH GIVE RISE TO (2) IMMEDIATE CAUSE (a) STATING THE UNDERLYING (c) CAUSE AST] } \	E OF OPERATION, IF A. Y	1(DID) (BIDNOT) AT E TO THE DECEASED AND LAST SATHWALLIVE ON		21. SIGNATURE IN TARA	es a	AEOF ATTENDING PHYSICIAN	NO CO	24p.	nridge	M. 1	LOCAL REGISTRAP CENATURE	Coa. Foot 600)
E		TE .	-		ું -	음 등 등 ·	8 	<u>-::</u> ,	13a.	₹	2	17 L	<u> </u>		- ŏ	≠ ≧00	<u> </u>			· 04	= 8	Z	olls.		ω <u>π</u>	- 7	μ. c	' - '	"

I HEREBY CERTIFY THAT the foregoing is true and correct crpy of the DEATH record for the person named therein and that this record was est blished and filed in my office in accordance with provisions of the ILLINOIS STATUTES relating to the registration if BIRTHS, STILLBORNS AND DEATHS

DEC 28 1993

SIGNED LOCAL REGISTRAR

AT HARVEY, ILLINOIS.

The original of this record is permanently filed with the Idlinois Dept. of Public Health in Springfield, Illinois, County Clerks and Local Registrars are authorized to make certification from copies of the original record. The Illinois Statutes further provided that certification of a DEATH record by the Dept. of Public Health of the Local Registrar of the County Clerk shall be prima facts evidence in all courts and places of the facts therein stated.

10581654

WE, THE UNDERSIGNED, hereby certify that the foregoing instrument, consisting of four (4) typewritten pages, this page included, was on the day and in the year it bears, signed, sealed, published and declared by PHILIP R. SANTORO, as and for his Last Will and Testament, in our presence. Immediately thereafter, at his request and in his presence, and in the presence of each of us, we have subscribed our names hereunto as witnesses to the execution thereof. We hereby further certify that we believe PHILIP R. SANTORO to have been of sound and disposing mind and memory at the time he signed the foregoing instrument.

NAME	ADDRESS
Boutera & Horsman	- 170 128P.
	So. Holland Jel. 60473
Justice / Silver	625 E. 170 \$ 57.
	26. HXLAND,/L. 60473
Robert of Dylato	625 C. 170 d St
	South Holland Al 60423
STATE OF ILLINOIS)	
COUNTY OF C O O K)	

AFFIDAVIT OF ATTESTING VITNESSES

WE, THE ATTESTING WITNESSES to the Last Will and Testament of PHILIP R. SANTORO make this Affidavit as a part of the said Last Will and Testament and, being duly sworn on oath, state that each of us was present and saw PHILIP R. SANTORO sign the foregoing Last Will and Testament in our presence; that the said Last Will and Testament was attested to by each of us in the presence of PHILIP R. SANTORO; and that each of us believed that PHILIP R. SANTORO was of sound mind and memory at the time of signing.

Godana J. Harsman Jisak Carel Shreebet Robert & Delete

SUBSCRIBED and SWORN to before me this local day

Notary Public 3

-- 4 --

9:W2 1162

Property of Cook County Clerk's Office

N THE	CIRCUIT	COURT O	F COOK	COUNTY,	ILLINOIS
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LAST WILL AND TESTAMENT

OF

10581654

PHILIP R. SANTORO

I, PHILIP R. SANTORO, of the Village of South Holland, County of Cook and State of Illinois, being of sound mind and memory, declare this to be my Last Will and Testament, and I revoke all former wills and codicils that I may have made.

ARTICLE I

The expenses of my last illness, my funeral and the administration of my estate, wherever situated, and taxes payable by reason of my death, including interest and penalties, shall be paid out of and charged generally against the principal of my residuary estate without apportionment or proration, also, the sum of TWENTY-SEVEN THOUSAND DOLLARS (\$27,000.00) shall be paid to PHYLLIS J. SANKO, my daughter, for a debt that I owe her, if said debt is not paid prior to my death.

ARTICLE II

I hereby make the following specific bequest to ARLENE C. RIFFICE, my daughter, the sum of TEN DOLLARS (\$10.00).

ARTICLE III

I hereby give all my residuary estate, being all real and personal property, wherever situated, in which I may have any interest at the time of my death not otherwise effectively disposed of, as follows:

1. To MABEL E. SANTORO, my wife, if she survives me for thirty days or,

They R. Santors

10581654

2. If my wife does not survive me for thirty days, to PHYLLIS J. SANKO, NANCY S. CHEVLIN and PHILIP R. SANTORO, JR., my children, in equal shares, per stirpes.

ARTICLE IV

- 1. I hereby appoint MABEL E. SANTORO, my wife, to be Executor of this Last Will and Testament, to serve without security on her bond.
- 2. If my wife dies, resigns, fails to qualify or is unable to act. I hereby appoint PHYLLIS J. SANKO, my daughter, as Executor in her place.
- 3. If the appointment of an Executor of my estate is necessary or desirable in any jurisdiction in which my principal Executor is unable or unwilling to act, I hereby appoint as my Executor in that jurisdiction such individual or corporation as may be designated in an instrument signed by my principal Executor, to act vithout bond and to have all the powers and discretion with respect to my estate in that jurisdiction during administration that my principal Executor is given with respect to the balance of my estate, to be exercised without court order.
- 4. My Executor shall have the following powers, and any others that may be granted by law, to be exercised in her discretion without court order:
 - a. To retain any property of my estate;
 - b. To invest in any property, real or personal;
 - c. To sell any real or personal property of my estate, for cash or on credit, at public or private sale; to exchange any such property for other property; to grant options to purchase or acquire any such property; and to determine the prices and terms of sales, exchanges and options;
 - d. To operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length; to

Thilly D. Santoro

10581654

subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate;

- e. To employ attorneys, auditors, depositaries and agents with or without discretionary powers; to exercise in person or by proxy all voting and other rights with respect to stocks or other securities; and to keep any property in bearer form or in the name of an Executor, a nominee of an Executor, or a nominee of the depositary used by an Executor, with or without disclosure of any fiduciary relationship;
- f. To collect, pay, contest, compromise or abandon claims of or against my estate wherever situated; and to execute contracts, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against my estate and containing provisions excluding personal liability;
- g. To exter into any transaction authorized by this Article with Trustees, Executors or Administrators of any trust or estate in which any beneficiary has any interest even though any such Trustee or representative is also my Executor;
- h. To make any distribution or division of my estate in cash or in kira or both;
- i. To allocate different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries, and to determine the value of any such property;
- j. To borrow money for any purpose either from my Executor, other than in the capacity of Executor, or from others, and to mortgage or please any property of my estate.

PHILIP BY SANTORO (SEAL

Mily R. Santoso

UNCEFICIAL COPY

LAST WILL AND TESTAMENT

of

MABEL E. SANTORO

10581654

I, MABEL E. SANTORO, of the Village of South Holland,
County of Cook and State of Illinois, being of sound mind and
memory, declare this to be my Last Will and Testament, and I
revoke all former wills and codicils that I may have made.

ARTICLE I

The expenses of my last illness, my funeral and the administration of my estate, wherever situated, and taxes payable by reason of ry leath, including interest and penalties, shall be paid out of and charged generally against the principal of my residuary estate without apportionment or proration, also, the sum of TVENTY-SEVEN THOUSAND DOLLARS (\$27,000.00) shall be paid to PEYLLIS J. SANKO, my daughter, for a debt that I owe her, if said debt is not paid prior to my death.

ARTICLE II

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ARTICLE III

I hereby give all my residuary estate, being all real and personal property, wherever situated, in which I may have any interest at the time of my death not otherwise effectively disposed of, as follows:

1. To PHILIP R. SANTORO, my husband, if he survives me for thirty days or,

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2. If my husband does not survive me for thirty days, to PHYLLIS J. SANKO, NANCY S. CHEVLIN and PHILIP R. SANTORO, JR., my children, in equal shares, per stirpes.

ARTICLE IV

- 1. I hereby appoint PHILIP R. SANTORO, my husband, to be Executor of this Last Will and Testament, to serve without security on his bond.
- 2. If my husband dies, resigns, fails to qualify or is unable to act, I hereby appoint PHYLLIS J. SANKO, my daughter, as Executor in his place.
- necessary or desirable in any jurisdiction in which my principal Executor is unable or unwilling to act, I hereby appoint as my Executor in that jurisdiction such individual or corporation as may be designated in an instrument signed by my principal Executor, to acc without bond and to have all the powers and discretion with respect to my estate in that jurisdiction during administration that my principal Executor is given with respect to the balance of my estate, to be exercised without court order.
- 4. My Executor shall have the following powers, and any others that may be granted by law, to be exercised in his discretion without court order:
 - a. To retain any property of my estate;
 - b. To invest in any property, real or personal;
 - c. To sell any real or personal property of my estate, for cash or on credit, at public or private sale; to exchange any such property for other property; to grant options to purchase or acquire any such property; and to determine the prices and terms of sales, exchanges and options;
 - d. To operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length; to

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subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate;

- e. To employ attorneys, auditors, depositaries and agents with or without discretionary powers; to exercise in person or by proxy all voting and other rights with respect to stocks or other securities; and to keep any property in bearer form or in the name of an Executor, a nominee of an Executor, or a nominee of the depositary used by an Executor, with or without disclosure of any fiduciary relationship;
- f. To collect, pay, contest, compromise or abandon claims of or against my estate wherever situated; and to execute contracts, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against my estate and containing provisions excluding personal liability;
- g. To enter into any transaction authorized by this Article with Pristees, Executors or Administrators of any trust or estate in which any beneficiary has any interest even though any such Trustee or representative is also my Executor;
- h. To make any distribution or division of my estate in cash or in kind or both;
- i. To allocate different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries, and to determine the value of any such property;
- j. To borrow money for any curpose either from my Executor, other than in the capacit; of Executor, or from others, and to mortgage or pledge any property of my estate.

IN WITNESS WHEREOF, I have set my han	d and seal to this,
my Last Will and Testament, consisting of	four (4) typewritter
pages, the following page included, this _	/3 day
of <u>lecember</u> , 19	84.

mabel E. SANTORO (SEAL)

10581654

WE, THE UNDERSIGNED, hereby certify that the foregoing instrument, consisting of four (4) typewritten pages, this page included, was on the day and in the year it bears, signed, sealed, published and declared by MABEL E. SANTORO, as and for her Last Will and Testament, in our presence. Immediately thereafter, at her request and in her presence, and in the presence of each of us, we have subscribed our names hereunto as witnesses to the execution thereof. We hereby further certify that we believe MABEL E. SANTORO to have been of sound and disposing mind and memory at the time she signed the foregoing instrument.

Parlies Johnsman 625 7. 1704 St.

Son Holland Sel. (00423

675 J. 1704 St.

Ton HOLLAND IL. 60473

Robert J. Dyland Selection of COOK Sele

AFFIDAVIT OF ATTESTING WITNESSES

WE, THE ATTESTING WITNESSES to the Last Will and Testament of MABEL E. SANTORO make this iffidavit as a part of the said Last Will and Testament and being duly sworn on oath, state that each of us was present and saw MABEL E. SANTORO sign the foregoing Last Will and Testament in our presence; that the said Last Will and Testament was attested to by each of us in the presence of MABEL E. SINTORO; and that each of us believed that MABEL E. SANTORO was of sound mind and memory at the time of signing.

SUBSCRIBED and SWORN to before mecthis 1984.

- 4 -

AUG 4158

PROBLEM 1

Property of Cook County Clerk's Office

M. THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS PROBATE TOVISION.
HEREBY CERTIFY TRAD THE DOCUMENT TO WHICH
DORRECT DOWY OR AN INSTRUMENTALE WRITING PURPORTING TO BE REFERENCED AND FERSTAMENT
DECEASED, FILED IN EIGHT OF ITE CLERK OF
THE CIRCUIT COURT OF GOOK DOUNTY, PROBATI
DIVISION ON
Jan. 20, 19 94
CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
OF COOK COOKER, ILLINOIS