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2003-04-09 09:49:56

Cook County Recorder 36.50



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DECEASED JOINT TENANCY AFFIDAVIT

State of Illinois)
) SS.
County of Cook)

Kenneth R. Koepsel, hereby referred to as the affiant, states under oath that the affiant resides at 7743 W. Bryn Mawr, Chicago, Illinois; that the affiant was personally acquainted with Dolores M. Koepsel 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:

LOT 11 IN BLOCK 5 IN KINSEY'S HIGGINS ROAD SUBDIVISION OF PART OF SECTIONS 1 AND 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #12-12-102-006

COMMONLY KNOWN AS: 7743 W. Bryn Mawr
 Chicago, Illinois 60631

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 November 3, 2002, leaving a last will and testament;

That the total value of decedent's estate, including the taxable interest in the above property was \$ 180,000 - , and that the value of the above property individually was \$ 260,327.00.

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

1. Claims against the Estate of Dolores M. Koepsel, the decedent.
2. Illinois State Inheritance Tax and Federal Estate Tax which may be charged against

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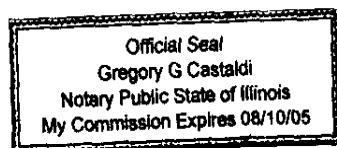
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- the estate of said decedent;
3. Legacies, if any, created by the will of said decedent.
4. Rights of contribution.

X Kenneth R. Kaepse (SEAL)

Subscribed and sworn to before me this
13th day of March, 2003.


Notary Public



Prepared by:
Gregory G. Castaldi
5521 N. Cumberland
Suite 1109
Chicago, Illinois 60656

Mail to:
Gregory G. Castaldi
5521 N. Cumberland
Suite 1109
Chicago, Illinois 60656

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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CITY OF CHICAGO
DEPARTMENT OF PUBLIC HEALTH

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REGISTRATION NO.		MEDICAL EXAMINER'S - CORONER'S CERTIFICATE OF DEATH										NUMBER	
DATE	DISTRICT NO.	DECEASED-NAME		FIRST	MIDDLE	LAST	SEX	DATE OF DEATH (MONTH, DAY, YEAR)					
NK	1.	<i>Dolores</i>		M.	<i>Koepse</i>	<i>Femal</i>	<i>3.</i>	<i>11-04-02</i>					
IS	2.	COUNTY OF DEATH		AGE LAST BIRTHDAY (YRS)	UNDER 1 YEAR MOS.	UNDER 1 DAY HOURS	DATE OF BIRTH (MONTH, DAY, YEAR)						
	3.	CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER		5a. <i>Cook</i>	5b. <i>73</i>	5c. <i>5d.</i>	<i>June 04, 1929</i>						
	4.	HOSPITAL OR OTHER INSTITUTION-NAME (IF NOT IN EITHER, GIVE STREET AND NUMBER)		<i>6b. Resurrection Hospital</i>									
	5.	BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY)		NAME OF SURVIVING SPOUSE (MAIDEN NAME, IF WIFE) <i>8b. Kenneth Koepsel</i>									
	6.	CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER		USUAL OCCUPATION		KIND OF BUSINESS OR INDUSTRY	EDUCATION (SPECIFY ONLY HIGHEST GRADE COMPLETED) Elementary Secondary (0-12) <i>9.</i> College (13-15+)		INSIDE CITY (YES) <i>13c.</i>	COUNTY (YES) <i>13d.</i>	COOK		
	7.	ZIP CODE		11a. <i>Homemaker</i>	11b. <i>Own Home</i>	12.							
	8.	RESIDENCE (STREET AND NUMBER)		13a. <i>7743 W. Bryn Mawr</i>	13b. <i>Chicago</i>								
	9.	STATE		13e. <i>Illinois</i>	14a. <i>60631</i>	14b. <i>LAST</i>	X <input checked="" type="checkbox"/> YES <input type="checkbox"/>	SPECIFY: <i>OF HISPANIC ORIGIN? (SPECIFY NO OR YES-IF YES, SPECIFY CUBAN, MEXICAN, PUERTO RICAN, etc.)</i>					
	10.	FATHER-NAME		FIRST	MIDDLE	Paus	MOTHER-NAME	FIRST	MIDDLE	(MAIDEN) LAST <i>Kranicz</i>			
	11.	INFORMANT'S NAME (TYPE OR PRINT)				RELATIONSHIP	MAILING ADDRESS (STREET AND NO. OR R.F.D. CITY OR TOWNSHIP, ST. & ZIP)						
	12.	17a. Kenneth Koepsel				17b. Husband	17c. <i>7743 W. Bryn Mawr, Chicago, IL</i>	17d. <i>60631</i>					
	13.	18. PART I.		Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. <i>18a. nosocomial cardiac arrest</i>									
	14.	18b. PART II.		Enter significant conditions contributing to death but not resulting in the underlying cause given in Part I. <i>18b. nosocomial cardiac arrest</i>									
	15.	18c. PART III.		Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. <i>18c. nosocomial cardiac arrest</i>									
	16.	18d. PART IV.		Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. <i>18d. nosocomial cardiac arrest</i>									
	17.	18e. PART V.		Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. <i>18e. nosocomial cardiac arrest</i>									
	18.	18f. PART VI.		Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. <i>18f. nosocomial cardiac arrest</i>									
	19.	18g. PART VII.		Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. <i>18g. nosocomial cardiac arrest</i>									
	20.	20a. INJURY AT WORK		PLACE OF INJURY (AT HOME, FARM, STREET, FACTORY, OFFICE BUILDING, ETC.) (SPECIFY), (YES) 20b.	LOCATION (CITY, VIL, ORTON, TWP., OR RD. DIST., NO., COUNTY, STATE)		HOW INJURY OCCURRED (ENTER NATURE OF INJURY MENTIONED IN PART I OR PART II, ITEM 1a), 20c. <i>M. 1-nd.</i>		AUTOPSY (YES) 19a. <i>No</i>		IF FEMALE WAS THERE A REGNANCY IN PAST THREE MONTHS? 19b. <i>AT</i>		
	21.	21a. CORONER'S-MEDICAL DIRECTOR'S SIGNATURE		THE DECEDENT WAS PRONOUNCED DEAD ON 21b. <i>11-04-02</i>		DATE SIGNED (MONTH, DAY, YEAR) <i>21c. 10:18 A.M.</i>		20h. <i>YES</i> <input type="checkbox"/> <i>NO</i>					
	22.	22a. CORONER'S PHYSICIAN'S NAME (Type or Print)		<i>Gordon J. Koepsel</i>		<i>11-04-02</i>		DATE SIGNED (MONTH, DAY, YEAR) <i>23b.</i>					
	23.	23a. FUNERAL HOME		CEMETERY OR CREMATORIUM-NAME 24a. Burial	LOCATION 24b. <i>Acacia Park Cemetery</i>	CITY OR TOWN 24c. <i>Chicago, IL.</i>	STATE 24d. <i>Illinois</i>	DATE (MONTH, DAY, YEAR) 24e. <i>November 2008</i>	ZIP 24f. <i>60618</i>				
	24.	24a. LOCAL REGISTRAR'S SIGNATURE		NAME <i>Gordon J. Koepsel</i>									
	25.	25a. FUNERAL DIRECTOR'S SIGNATURE		NAME <i>Gordon J. Koepsel</i>									
	26.	26a. LOCAL REGISTRAR'S SIGNATURE		NAME <i>Gordon J. Koepsel</i>									
	27.	THIS CERTIFICATE COPY VALID WHEN MULTICOLOR SIGNATURE SEAL IS AFFIXED.											
	28.	(BASED ON 1989 U.S. STANDARD CERTIFICATE)											

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Last Will and Testament

I, DOLORES M. KOEPSEL, of the City of Chicago, County of Cook and State of Illinois, being of sound and disposing mind and memory and not acting under duress, fraud or undue influence of any person, do hereby now publish and declare this to be my Last Will and Testament, hereby revoking any and all prior Wills and Codicils by me heretofore made.

FIRST: I hereby direct my executor hereinafter named to pay all my just debts and funeral expenses as soon after my death as possible.

SECOND: All and any stock that I may own at the time of my death shall be divided equally among my husband, KENNETH R. KOEPSEL; my daughter, DEBRA DAWN KOEPSEL GREINER; my granddaughter, RACHELLE BETHE CURRAN; and my granddaughter, FRINN ELIZABETH CURRAN.

THIRD: I give, devise and bequeath all of my property, real, personal and mixed, wherever located, now owned by me or hereinafter acquired, one-third to my beloved husband, KENNETH R. KOEPSEL, and two-thirds to my beloved daughter, DEBRA DAWN KOEPSEL GREINER.

FOURTH: I hereby appoint my beloved husband, KENNETH R. KOEPSEL, as executor of this my Last Will and Testament and direct that he shall serve without bond.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this my Last Will this 16th day of March, 1987,
A.D. 1987.

Dolores M. Koepsel (SEAL)

We, the undersigned, do hereby certify that the above and

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foregoing instrument was on the date hereof signed, sealed, published and declared by the TESTATRIX, DOLORES M. KOEPSEL, as and for her Last Will and Testament, in the presence of us, who at her request and in her presence and in the presence of each other have subscribed our names, and we further certify that we believe her to be of sound and disposing mind and memory.

William Mr. Tracy

4835 N. Western Ave.

Chicago, Illinois

George R. Elmer

4448 N. Central Ave.

Chicago, Illinois, 60630

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

We, the attesting witnesses to the Last Will and Testament of DOLORES M. KOESEL, state under oath that each of us was present and saw the TESTATRIX sign and declare as her Will the instrument of which this affidavit is a part; that each of us believed her to be of sound mind and memory and not under duress or constraint of any kind; that each of us then attested the Will at the request of the TESTATRIX and in the presence of the TESTATRIX and each other.

William W. Lang

SUBSCRIBED AND SWORN to
before me this 16th day of
March, A.D.
1987.

George R. E. Miller
Notary Public

My commission expires August 12, 1987

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Property of Cook County Clerk's Office

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
PROBATE DIVISION

I HEREBY CERTIFY THAT THE DOCUMENT TO WHICH
THIS CERTIFICATION IS AFFIXED IS A TRUE AND
CORRECT COPY OF AN INSTRUMENT IN WRITING
PURPORTING TO BE THE LAST WILL AND TESTAMENT
OF Mildred M. Brown
DECEASED FILED IN THE OFFICE OF THE CLERK OF
THE CIRCUIT COURT OF COOK COUNTY, PROBATE
DIVISION ON April 2, 1903

Doris J. 20 03
Dorothy Brown
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, ILLINOIS