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Doc#: 0807346145 Fee: \$58.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2008 12:59 PM Pg: 1 of 12

DECEASED JOINT TENANCY AFFIDAVIT

State of Illinois)
) SS.
County of Cook)

GEORGE HOGLUND, being duly sworn, states as follows:

I, GEORGE HOGLUND, reside at 9134 S. Hoyne Avenue, Chicago, IL 60620.

That I was acquainted with LISA HOGLUND, deceased, who at the time of death was one of the owners of the land in Cook County, Illinois, legally described as:

LOT 8 IN A.B. DUNNE'S SUBDIVISION OF BLOCK 26 IN HILLIARD AND DOBBINS SUBDIVISION OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The premises are commonly known as 9134 S. Hoyne Avenue, Chicago, IL 60620.

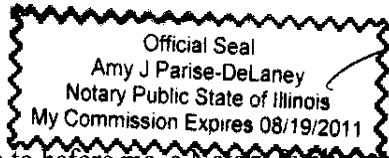
Permanent Index Number (PIN): 25-06-305-020-0000

IN WITNESS HEREOF, the grantor aforesaid has hereunto set his hand on 2-21, 2008.

That this property was assigned the following Permanent Real Estate Number: 25-06-305-020-0000

That the deceased died on July 25, 2007, as evidenced by a certified copy of the death certificate of the deceased, attached hereto.

That the deceased died: Leaving No Last Will & Testament/ Leaving a Last Will & Testament a copy of which is attached hereto. The original of the Unproven Will should be filed with the Clerk of the Probate Division of the Circuit Court of Cook County, Illinois/ Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of Cook County, Illinois about _____.



[Signature]
Affiant, GEORGE HOGLUND

Signed and sworn to before me, a Notary Public, on February 21, 2008.
[Signature]

This document prepared by: Amy Parise DeLaney, Attorney at Law; 14524 John Humphrey Drive, Orland Park, IL 60462

12

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CITY OF CHICAGO

DEPARTMENT OF PUBLIC HEALTH

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

JUL 30 2007

I, **TEPAY MASON M.D., LOCAL REGISTRAR OF VITAL STATISTICS OF THE CITY OF CHICAGO**, DO HEREBY CERTIFY THAT I AM THE KEEPER OF THE RECORDS OF BIRTHS, STILLBIRTHS AND DEATHS FOR THE CITY OF CHICAGO BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF CHICAGO; THAT THE ACCOMPANYING CERTIFICATE ON THIS SHEET IS A TRUE COPY OF A RECORD KEPT BY ME IN OBTAINANCE OF SAID LAW AND ORDINANCES.



THIS CERTIFICATE COPY VALID WHEN MULTICOLOR SIGNATURE SEAL IS AFFIXED.

STATE FILE NUMBER

610116

MEDICAL CERTIFICATE OF DEATH

REGISTRAR'S DISTRICT NUMBER		STATE FILE NUMBER	
REGISTRAR'S NUMBER		610116	
DECEASED-NAME FIRST MIDDLE LAST			
1. Lisa		SEX 2. Female	
COUNTY OF DEATH			
3. Cook		DATE OF BIRTH (MONTH, DAY, YEAR)	
4. Cook		3. July 25, 2007	
CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER			
5a. Chicago		5d. January 19, 1960	
6a. Chicago			
6b. Residence 9134 South Hoyne		6c. Residence	
BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY)			
7. Chicago Illinois			
SOCIAL SECURITY NUMBER			
8. 327 58 4172		9. No	
RESIDENCE (STREET AND NUMBER)			
10. 327 58 4172		11. Software	
CITY, TOWN, TWP. OR ROAD DISTRICT NO.			
12. Chicago		13. Cook	
STATE			
13a. Illinois		13b. Chicago	
FATHER-NAME FIRST MIDDLE LAST			
14. William Murray		14b. Nancy	
MOTHER-NAME FIRST MIDDLE LAST			
15. William Murray		15. Nancy	
INFORMANT'S NAME (TYPE OR PRINT)			
16. George Hoglund		16. Nancy	
RELATIONSHIP			
17. Husband		17. South Hoyne Chicago Illinois	
MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, AND ZIP)			
18. 17c. 9134 South Hoyne Chicago Illinois		60620	
PART I. Enter the diseases, 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.			
(a) <u>Cancer breast</u>			
(b) <u>Due to, or as a consequence of</u>			
(c) <u>Due to, or as a consequence of</u>			
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.			
20. <u>Bone metastases / Malignant Ascites</u>			
DATE OF OPERATION, IF ANY			
20a. <u>20b.</u>		20c. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
AUTOPSY (YES/NO) 19a. NO			
IF FEMALE, WAS THERE A PREGNANCY IN PAST THREE MONTHS? 20c. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
HOUR OF DEATH			
21a. <u>21b. 9:00P M.</u>		21c. DATE SIGNED (MONTH, DAY, YEAR)	
21a. <u>21b. 07/26/07</u>		21c. <u>07/26/07</u>	
TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.			
22a. SIGNATURE <u>Patsy J. M.D.</u>		22b. ILLINOIS LICENSE NUMBER	
22a. <u>Patsy J. M.D.</u>		22b. <u>036-053460</u>	
NAME AND ADDRESS OF CERTIFIER (TYPE OR PRINT)			
22c. <u>Patricia McGinnis, MD 4400w 90th Street, Suite 308 Oaklawn,</u>		22d. <u>036-053460</u>	
NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER) (TYPE OR PRINT)			
23. <u>Renee Jacobs, MD.</u>		NOTE: IF AN INQUIRY WAS INVOLVED IN THIS DEATH BY THE CORONER OR MEDICAL EXAMINER MUST BE NOTIFIED.	
BURIAL CREMATION, REMOVAL (SPECIFY)			
24a. Burial		24b. Holy Sepulchre	
FUNERAL HOME			
24a. Robert J. Sheehy & Sons 4950 W. 79th St Burbank, IL. 60459		24b. Holy Sepulchre	
FUNERAL DIRECTOR'S SIGNATURE			
25b. <u>James M. Sheehy</u>		25c. 034 012007	
LOCAL REGISTRAR'S SIGNATURE			
26a. <u>TePAY Mason MD</u>		26b. <u>JUL 30 2007</u>	

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**LAST WILL AND TESTAMENT
OF
LISA ANN HOGLUND**

I, Lisa Ann Hoglund of the City of Chicago, Illinois, make this my Will and revoke all prior Wills and Codicils.

ARTICLE I

My executor shall pay all expenses of my last illness and funeral, costs of administration including ancillary, costs of safeguarding and delivering bequests, and other proper charges against my estate. My executor shall pay from the residue of my estate all estate and inheritance taxes assessed by reason of my death, except that the amount, if any, by which the estate and inheritance taxes shall be increased as a result of the inclusion of property over which I may have power of appointment shall be paid by the person holding or receiving that property. Interest and penalties concerning any tax shall be paid and charged in the manner as the tax. I waive for my estate all rights of reimbursement for any payments made pursuant to this Article.

My executor's selection of assets to be sold to make the foregoing payments or to satisfy any pecuniary legacies, and the tax effects thereof, shall not be subject to question by any beneficiary.

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My executor shall make such elections under the tax laws as my executor deems advisable, without regard to interests of the beneficiaries. No adjustment shall be made between principle and income or in the relative interest of the beneficiaries to compensate for the effect of elections under the tax laws made by my executor.

ARTICLE II

My husband's name is George Edward Høglund, and he is herein referred to as "my husband".

ARTICLE III

A. I give, devise, and bequeath all my estate wherever situated, including all lapsed legacies and devises in which I may have any interest at the time of my death, not otherwise effectively disposed of by this Will or any codicil I might make, to my husband if he survives me by thirty (30) days. H

B. In the event my husband predeceases me, my estate shall be distributed to my children.

I have two (2) children now living, namely:

Neil Gregory Høglund, born 9/13/95;
Sara Elizabeth Høglund, born 7/22/97.

I give devise and bequeath all my estate wherever situated, including all lapsed legacies and devises in which I may have any interest at the time of my death, not otherwise effectively

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disposed of by this Will or any codicil I may make, to my children, who so survive me provided they reach the age of twenty-one (21) years at the time of my death, in equal shares.

If any of my children do not reach the age of twenty-one (21) years at the time of my death then his or her share under this Article, as the case may be, shall pass to my sister, Sue Doheny, in trust for the benefit of said minor child(ren) upon the following Trust which shall be termed testamentary trust.

ARTICLE IV

TESTAMENTARY TRUST

The Trustee is hereby directed to manage, administer and dispose of the Testamentary Trust in the following manner:

1. The Trustee shall pay all the current net income of the Testamentary Trust to Neil and/or Sara as the case may be, while under the age of twenty-one (21) years, the Trustee shall use so much of the income in the Testamentary Trust for said minor child(ren)'s reasonable support, comfort, and education as the Trustee shall determine to be required for those purposes.
2. Whenever the Trustee determines that the income of said minor children from all sources known to the Trustee is not sufficient for his or her, as the case may be, reasonable support, comfort and education, the Trustee shall pay to the minor child(ren), or use for his or her benefit, as the case may be, so much of the principal of his or her share in the Testamentary Trust as the Trustee shall determine to be required for those purposes. The Trustee shall be guided generally by a spirit of liberality rather than a policy of frugality, having in mind the beneficiary's age, needs, station in life, and

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the amount of funds available, it being my intention that the principal and income of said fund be so used that the beneficiary receive an education commensurate with his or her, as the case may be, interest, talent and abilities, and to that to which he or she was accustomed at the time of my death.

3. When said minor child(ren) have attained the age of twenty-one (21) years, the Trustee shall distribute to the child(ren), as the case may be, the balance of his or her share in the Testamentary Trust.
4. Upon the death of the minor child(ren) before she, becomes entitled to receive the entire principal of her share in this Testamentary Trust, her share under the Article shall pass to her issue, per stirpes; otherwise, to the survivor of the children, as the case may be.
5. If Neil and Sara both predecease me without leaving any descendants surviving them then I give, devise and bequeath the balance of the Testamentary Trust to my heirs at law in accordance with the laws of descent and distribution of the State of Illinois then in force.

ARTICLE V

POWERS OF TRUSTEE

A. When any distribution is to be made from the Testamentary Trust, the Trustee shall have discretion, along with Probate Court approval, of determining whether each distribution shall be made in cash, or in kind, or partly in cash, and partly in kind. The judgment of the Trustee, with Probate Court approval, as to value shall be at his or her discretion, and shall be binding upon the respective beneficiaries.

B. The Trustee shall not be required to give any bond as Trustee.

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C. The Trustee must obtain the order of approval of the appropriate Probate Court in the exercise of any power or discretion herein given.

D. The Trustee shall have the additional powers with respect to the Testamentary Trust, if any, to be exercised as the Trustee in his or her discretion shall deem to be to the best interest of the beneficiaries:

1. to invest and re-invest the Testamentary Trust in any property or undivided interest therein, wherever located, including bonds, notes, secured only; stock of corporations, real estate, or any interest therein acquired after my death; and interest in trust funds.
2. to sell any Testamentary Trust property for cash or on credit, at public or private sale, to exchange any Testamentary Trust property; and to determine the prices and terms of sales, exchanges, and options;
3. to borrow money and to mortgage or pledge any Testamentary Trust property;
4. to take any action with respect to conserving or realizing upon the value of any Testamentary Trust property and with respect to foreclosures, reorganizations, or other changes affecting the Testamentary Trust estate wherever situated, and to execute contracts, notes, conveyances, and other instruments containing covenants and warranties binding upon and creating a charge against the Testamentary Trust estate and containing provisions excluding personal liability;
5. to keep any Testamentary Trust property in the name of a nominee with or without disclosure of fiduciary relationships; and
6. to employ agents, attorneys, auditors, and proxies.

E. In case of the death, resignation, refusal or inability of my sister to act as Trustee of the Testamentary Trust at any

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time, then I appoint my sister-in-law, Kimberly Smith, as successor Trustee with all the rights, powers, privileges, discretions, duties, and obligations as are in and by this Will given to and conferred upon the original Trustee.

F. Should the successor Trustee resign, refuse or be unable to act as successor Trustee under the Testamentary Trust at anytime, then I appoint as such successor corporate Trustee such corporate Trustee authorized to act as such in the State of Illinois as may be appointed by the person who shall at that time be the Judge or acting Judge of the Probate Court of Cook County, Illinois, upon the written request of the beneficiaries under the Testamentary Trust hereunder.

ARTICLE VI

GUARDIAN

A. I appoint my sister Sue Doheny as guardian of Neil and/or Sara, as the case may be, should they be minors at the time of my death; and in such event, my sister should have the care, custody, control, and education of Neil and/or Sara, as the case may be, should they have not reached the age of majority at the time of my death.

ARTICLE VII

EXECUTOR

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A. I appoint my brother-in-law, Keith Hoglund as Executor of this Will with all the powers and discretions with respect to my estate during the administration thereof that are herein given to any executor to be exercised with court approval.

B. In case of the death, resignation, refusal, removal, or inability of my brother-in-law to act as Executor under this Article at any time then I appoint my brother, Patrick Murray as successor Executor to act as successor Executor with all the rights, powers, privileges, discretions, duties, and obligations as are in and by this Will given to and conferred upon the original Executor. KH

C. Neither Executor, nor successor Executor, under this Article, as the case may be, shall be required to furnish bond.

IN WITNESS WHEREOF, I have subscribed my name hereto this
5th day of August, 2000.

Lisa Ann Hoglund
Lisa Ann Hoglund

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We, the undersigned, saw Lisa Ann Hoglund, in our presence, sign the foregoing instrument and he then declared it to be her Last Will and Testament and requested us to act as witnesses thereof; we believe her to be of sound mind and memory and not under duress or constraint of any kind; we saw her in our presence sign page Seven (7) and initial the Nine (9) pages of this instrument and thereupon, in her presence, and in the presence of each other, we have hereunto subscribed our names and attested witness thereof. All this was done on the 5TH day of AUGUST, 2000.

HA

Mary E. MacLeod residing at 9134 S. Hoyne
Chicago, IL-60620

Bruce Allen residing at 9724 S. Hamilton
Chicago, IL 60642

_____ residing at _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

We, the undersigned, being the Witnesses whose names are signed to the foregoing instrument, and being first duly sworn, do hereby declare to the undersigned authority that the Testator, in the presence of witnesses, signed this instrument as her last Will and that she signed willingly; and that each of the witnesses, in the presence of the Testator and in the presence of each other, signed the Will as witness and that to the best of his or her knowledge the Testator was at the time of legal age, of sound mind and under no constraint or undue influence.

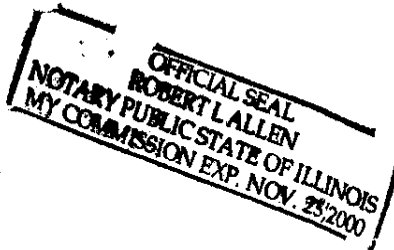
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Mary E. MacLeod
Witness

James Allen
Witness

Subscribed to before me
this 5 day of August
2000.

Robert L. Allen
Notary Public



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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Dorothy Brown

Dorothy Brown
Clerk of the Circuit Court

