

# UNOFFICIAL COPY



Doc#: 1011947045 Fee: \$56.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/29/2010 10:52 AM Pg: 1 of 10

## QUIT CLAIM DEED

WHEREAS the Grantors Raymond P. Eenigenburg, Debra L. Huml, Christy J. Kelley, Nancy G. Flannery, Tammy J. Deitch and Kim K. Alvarado are the Children of Margaret M. Eenigenburg: who died Testate on June 15, 2007. A copy of the will is attached to this Quit Claim Deed;

WHEREAS it was the intent of Testator, Margaret M. Eenigenburg that the Real Property which is the subject of this Quit Claim Deed be part of THE M. EENIGENBURG TRUST DATED MARCH 11, 2004; and

WHEREAS as the Grantors as Heirs of Margaret M. Eenigenburg did not intend to take ownership of the property as Heirs and desire to affirm the Testator's intent by transferring the real property to The M. Eenigenburg Trust without the expense in time and money of Probate; THEREFORE:

The Grantors Raymond P. Eenigenburg of Bourbonnais, Kankakee, County, IL, Nancy G. Flannery of Brookfield, Cook, County, IL, Debra L. Huml of Park Forest, Cook, County, IL, Kim K. Alvarado of Steger, Will, County, IL, Christy J. Kelley, Phoenix, Maricopa, County, AZ and Tammy J. Deitch of Park Forest, Cook, County, IL , For and in consideration of Ten and no/100 DOLLARS (\$10.00) and other valuable consideration in hand paid, CONVEY and QUIT CLAIM to Tammy J. Deitch Successor Trustee of THE M. EENIGENBURG TRUST DATED MARCH 11, 2004

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All interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT FOUR HUNDRED THIRTY (430) IN RICHTON HILLS 2<sup>ND</sup> ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 4, 1969, AS DOCUMENT NUMBER 2434295, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREFOR REGISTERED MARCH 12, 1969, AS DOCUMENT NUMBER 2439592, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREFOR REGISTERED ON MAY 6, 1969, AS DOCUMENT NUMBER 2449349.

Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.  
Date: January 29, 2008

PIN: 31-27-308-010-0000

Property Address: 4535 KEENLAND COURT, RICHTON PARK, IL 60471

DATED: January 29, 2008

## SIGNATURES

*Raymond P. Eenigenburg* (SEAL)      *Debra L. Huml* (SEAL)  
RAYMOND P. EENIGENBURG      DEBRA L. HUML

*Christy J. Kelley* (SEAL)      *Nancy G. Flannery* (SEAL)  
CHRISTY J. KELLEY      NANCY G. FLANNERY

*Tammy J. Deitch* (SEAL)      *Kim K. Alvarado* (SEAL)  
TAMMY J. DEITCH      KIM K. ALVARADO

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State of Illinois,  
County of Kankakee,

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAYMOND P. EENIGENBURG, DEBRA L. HUML, CHRISTY J. KELLEY, NANCY G. FLANNERY, TAMMY J. DEITCH and KIM K. ALVARADO, Personally known to me to be the same persons whose names are subscribed to the foregoing instrument, Appeared before m this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposed therein set forth.

Given under my hand and official seal, January 29, 2008



Commission Expires  
8-9-2010

*Carleen L. Cignetto*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by Carleen L. Cignetto, Attorney at Law, PO Box 1111, Peotone, IL 60468, without examination of title based upon Grantors' information.

MAIL TO:

CARLEEN L. CIGNETTO  
P.O. BOX 1111  
PEOTONE, IL 60468

Send Subsequent Tax Bills to:

Tammy J. Deitch  
21911 Central Park  
Park Forest, IL 60466

Property of Cook County Clerk's Office

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"Pour Over" Last Will And Testament  
of  
**Margaret M. Eenigenburg**

I, **Margaret M. Eenigenburg**, a resident of **Richton Park, IL**, being of sound and disposing mind and memory and over the age of eighteen years, do hereby declare this to be my Last Will and Testament and I expressly revoke all Wills, including codicils, heretofore made by me.

## ARTICLE I

- 1.1 I hereby declare that at the time of making this Last Will and Testament that I am Single.
- 1.2 I declare that I have the below listed children at this time: **Raymond P. Eenigenburg, Debra L. Huml, Christy J. Kelley, Nancy G. Flannery, Tammy J. Deitch and Kim K. Alvarado.**

## ARTICLE II

- 2.1 I declare the entire residue of my estate be distributed to the Trustee(s) then in office under that trust designated as **"The M. Eenigenburg Trust"** established **March 11th, 2004**, of which I am a Trustor. I direct that the residue of my estate shall be added to, administered, and distributed as part of that trust, according to the terms of the trust and any amendment made to it before my death. To the extent permitted by law, it is not my intent to create a separate trust by this will or to subject the trust or the property added to it by this will to the jurisdiction of the probate court.
- 2.2 I hereby direct that my Executor or my Trustee(s) may elect to: (1) use administrative expenses as deductions either for estate tax purposes or income tax purposes; and (2) to use either date of death values or optional values for estate tax purposes, regardless of the effect thereof on any of the interests under this Will.
- 2.3 I further direct that my Executor or Trustee(s) shall not be required to pay any debt in advance of the due date thereof, including installment obligations, but instead may pay the same in installments as each installment comes due. However if the Trustee(s) deems it to the advantage of the estate any or all debts may be paid in advance of their required installments.
- 2.4 I stipulate that any asset under litigation, lien, or claim that might cause the assets of the aforementioned Trust to be compromised in any fashion, be held separate from the said Trust until it is free of any claim or threat to the integrity of the Trust.

## ARTICLE III

- 3.1 If the disposition in Article II, above, is inoperative or is invalid for any reason, or if the trust referred to in Article II above, fails or is revoked, I incorporate herein by reference, the terms of that trust, as if executed on this date, without giving effect to any amendments made subsequently, and I bequeath and devise the residue of my estate to the Trustee(s) named in the trust as Trustee(s), to be held, administered, and distributed as provided in that instrument.
- 3.2 I do hereby nominate the following individual(s) as the Executor(s) of this Will, to serve **each to act alone and successively, Tammy J. Deitch then Raymond P. Eenigenburg.**

Signed Margaret M. Eenigenburg

# UNOFFICIAL COPY

- 3.3 The Executor shall have full power and authority to carry out the provisions of the will, including the power to manage and operate during the probate of my estate any property and any business belonging to my estate. However, the Executor should not compromise the referenced trust in any fashion by premature transfer of assets that may carry any claim of litigation into the trust.
- 3.4 The executor or Trustee(s) shall serve without bond. However, in the event that one (1) or more bonds are required for one (1) or more such individuals, in their capacities as Executors hereunder, then I request that such bonds be nominal bonds, and, my Executor shall pay any such bond premiums, as bonds premiums are due, as administration expenses of my estate, until the administration of my estate is completed.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this document, my last Will and Testament, which consists of four (4) typewritten pages, and for the purpose of identification, I have initialed or signed each page, all in the presence of the persons who are witnessing, at my request, the execution of this, my last Will and Testament on this 11th day of March, 2004, at Kenley Park IL.

Margaret M. Eenigenburg  
Margaret M. Eenigenburg

### Certificate of Acknowledgement of Notary Public

State of Illinois

County of Cook : ss.

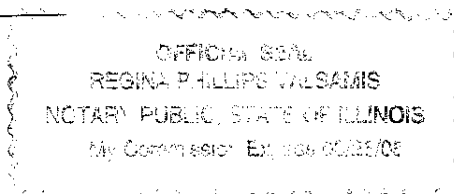
On this 11th day of March 2004 A.D., Margaret M. Eenigenburg appeared before me, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed in this instrument, and acknowledged that he/she executed it.

Regina Phillips Valsamis  
Notary Public

Residing in Northbrook IL

My Commission Expires \_\_\_\_\_

NOTARY SEAL:



Signed Margaret M. Eenigenburg

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## ATTESTATION

The foregoing instrument, which consists of four (4) typewritten pages, including the following pages, was signed, sealed, published, and declared by **Margaret M. Eenigenburg**, the testator's last Will and Testament, in our presence, and we, at the testator's request and in the presence of each other, have hereunto subscribed our names as witnesses, this **11th** day of **March 2004**, at Tinley Park, IL.

Jeannette L. Simonsen

(Witness Signature)

March 11th, 2004

181 S. Bloomingdale Rd. Ste 204  
Bloomingdale, IL 60108

Jill Aiello

(Witness Signature)

March 11th, 2004

181 S. Bloomingdale Rd. Ste 204  
Bloomingdale, IL 60108

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Signed Margaret M. Eenigenburg

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## ACKNOWLEDGEMENT OF THE EXECUTION OF THE LAST WILL AND TESTAMENT OF

**Margaret M. Eenigenburg**

We, whose names are signed below, each declare under penalties of perjury: **Margaret M. Eenigenburg**, the testator, executed the foregoing instrument as the testator's last will and testament; that in our presence, the testator signed the testator's signature and declared that such signing was the testator's free and voluntary act for the purpose of executing the testator's last will and testament; that each of the Witnesses thereto, in the presence of the testator (and at the testator's request) and in the presence of each other, signed such instrument which the testator stated to be the testator's last will and testament; and, to the best of our knowledge, the testator was, at the time of the testator's signing and at the time of the signing of the witnesses, eighteen (18) or more years of age and of sound mind.

Margaret M. Eenigenburg  
Margaret M. Eenigenburg

March 11th, 2004

Jeannette L. Simonsen (Witness Signature)  
Jeannette L. Simonsen

March 11th, 2004

181 S. Bloomingdale Rd. Ste 204  
Bloomingdale, IL 60108

Jill Aiello (Witness Signature)  
Jill Aiello

March 11th, 2004

181 S. Bloomingdale Rd. Ste 204  
Bloomingdale, IL 60108

Signed Margaret M. Eenigenburg

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IN THE PROBATE COURT OF COOK COUNTY, ILLINOIS  
SUCCESSION DIVISION

LET THE COURT KNOW THAT THE DOCUMENT TO WHICH  
THIS ORDER REFERS IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL WRITING  
FILED IN THE PROBATE COURT OF COOK COUNTY  
ON [illegible] AT [illegible]

DECEASED [illegible] PROBATE  
THE CLERK OF THE COURT  
DIVISION OF

1-28-08  
ROBERTY BROWN JAN 28 2008  
[Signature]  
CLERK OF THE PROBATE COURT,  
OF COOK COUNTY, ILLINOIS



# UNOFFICIAL COPY

Dorothy Brown  
Clerk of the Circuit Court  
Probate Division  
Room 1202, Richard J. Daley Center  
Chicago, Illinois 60602

Received of DB  
An Instrument purporting to be the  
Last Will and Testament  
of Margaret M. Eganbury deceased,  
Containing 4 pages, Dated 3/11/04  
Date of Death: June 15, 2002

Dorothy Brown  
**DOROTHY BROWN** JAN 28 2008  
Deputy Clerk

X Jammy Deitch

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## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10-15, 2008

Signature: Carleen L. Cignetti  
Grantor or Agent

Subscribed and sworn to before me  
By the said Carleen L. Cignetti  
This 15 day of October, 2008  
Notary Public Julianne Honn

"OFFICIAL SEAL"  
JULIANNE HONN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMM. EXPIRES 12/31/2011

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10-15, 2008

Signature: Carleen L. Cignetti  
Grantee or Agent

Subscribed and sworn to before me  
By the said Carleen L. Cignetti  
This 15 day of October, 2008  
Notary Public Julianne Honn

"OFFICIAL SEAL"  
JULIANNE HONN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMM. EXPIRES 12/31/2011

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)