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Doc#: 1023046088 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/18/2010 03:26 PM Pg: 1 of 5

AFFIDAVIT OF HEIRSHIP

Mary Ann Bogatitus on oath says:

1. The decedent, Albert Bogatitus died on October 17, 2009 at 6240 S. Natchez Chicago, Illinois at the age of 91 years.
2. I am of legal age. I reside at 6240 S. Natchez Chicago, Illinois. I am a daughter of the Decedent.
3. The Decedent Albert Bogatitus at the time of her death, was the owner of the land at 6240 S. Natchez Chicago, Illinois legally described as follows:

THE SOUTH 1/2 OF LOT 15 AND ALL OF LOT 16 IN BLOCK 4 IN SECOND ADDITION TO FREDRICK H. BARTLETT'S 63RD STREET INDUSTRIAL DISTRICT SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 19-18-427-062-0000

3. The Decedent was married once to Margaret Bogatitus. The marriage was terminated by the death of Margaret Bogatitus on May 26, 1995.
4. The following children and no other were born to or adopted by the decedent and her Husband:
 - a) Albert Bogatitus Jr.
 - b) James Orr Bogatitus
 - c) Mary Ann Bogatitus
 - d) Robert Bogatitus
 - e) Jane A. Olson

Based on the foregoing, Decedent left surviving as Decedent's only heirs, the following, all of whom survived the Decedent, and, in the absence of an indication to the contrary, are of legal age, are mentally competent, and, if children, are natural children:

- a) Albert Bogatitus Jr.
- b) James Orr Bogatitus
- c) Mary Ann Bogatitus
- d) Robert Bogatitus
- e) Jane A. Olson

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Affiant further states:

(a) That the deceased died, leaving a Last Will & Testament a copy which is attached hereto.

(b) That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of Six Hundred Thousand dollars and 00/100 (\$600,000.00).

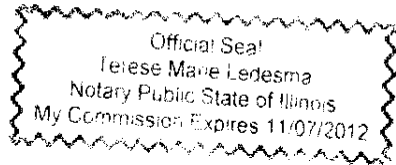
(c) That no claims have been filed against a Decedent and that all expenses of illness and or funeral expenses have been paid in full.

Affiant, makes this Affidavit for that purpose of inducing Stewart Title Company to issue its Owners and/or Loan Policy.

Mary Ann Bogatitus
Mary Ann Bogatitus

SUBSCRIBED and SWORN to before me this
17th day of August, 2010

Terese Marie Ledesma
Notary Public



THIS DOCUMENT PREAPRED BY MICHAEL J. LAIRD 6808 West Archer Ave. Chicago, Il. 60638

Mail to: Michael J. Laird 6808 West Archer Ave. Chicago, Il. 60638

Property of Cook County Clerk's Office

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LAST WILL AND TESTAMENT

OF

ALBERT BOGATITUS

I, ALBERT BOGATITUS, of the City of Chicago, County of Cook, State of Illinois, declare this to be my last Will, and revoke all prior wills and codicils made by me.

SECTION ONE

I hereby direct my Executor to pay from the residue of my estate the expenses of my last illness and funeral, claims allowable against my estate, if any, expenses of administration as well as estate and inheritance taxes, if any, including any interest penalties, without contribution or reimbursement from any person.

SECTION TWO

I give the Executor the following powers and discretions, to be exercisable in each case without court order:

- (a) to sell at public or private sale, to retain, to lease, and for the purpose of borrowing money to mortgage or to pledge all or part of the real or personal property of my estate;
- (b) to settle claims in favor of or against my estate;
- (c) to exercise or not to exercise any election or option granted to executors by the Internal Revenue Code in force at the time, even though such exercise or non-exercise increases or decreases estate principal or income without adjustment to principal or income;
- (d) to distribute the residue of my estate in cash or in kind or partly in each; and for this purpose, the determination of the Executor shall be conclusive; and
- (e) to execute and deliver any deeds, contracts, mortgages, bills of sale, or other instruments necessary or desirable for the exercise of executorial powers and discretions.

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SECTION THREE

I name as Executor of this Will, my spouse MARGARET A. BOGATITUS, to serve without giving security on the executor's bond. In case of the death, resignation, refusal, removal, or inability of MARGARET to act at any time, I name my son ALBERT BOGATITUS JR. and my daughter MARY ANN BOGATITUS co-Executors of this Will, to serve without giving security on the executor's bond and with all the titles, rights, powers, privileges, discretions, duties, and obligations of the original Executor. Should either ALBERT or MARY also be unable for any reason to serve, I direct that the other serve as Executor without giving security on the executor's bond and with all the titles, rights, powers, privileges, discretions, duties, and obligations of the original Executor.

SECTION FOUR

I give, devise and bequeath the rest and residue of my estate, real, personal and mixed property, which I may own or to which I may be entitled, wheresoever located, to my spouse MARGARET A. BOGATITUS.

SECTION FIVE

In the event that MARGARET predeceases me or should we die simultaneously or under such circumstances as to render it difficult or impossible to determine who predeceased whom, then and in any of the said events, I direct that the following provisions apply:

(a) I give, devise and bequeath the said rest and residue of my estate in equal shares to our five (5) children hereinafter named:

- ALBERT BOGATITUS JR.;
- ROBERT A. BOGATITUS;
- JAMES O. BOGATITUS;
- JANE A. BOGATITUS;
- MARY ANN BOGATITUS.

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(b) Should ALBERT, ROBERT, JAMES, JANE or MARY ANN also predecease me, I direct that his or her share of my estate be distributed in equal shares among his or her then surviving children.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this my last Will, which consists of three (3) pages including this page, on this the 16th day of March, 1995.

Albert Bogatitus
Albert Bogatitus

The foregoing instrument was on the 16th day of March, 1995, subscribed by ALBERT BOGATITUS the above named Testator, who signed, sealed, published, and declared said instrument to be his last Will in our presence, who thereupon, at his request, in his presence and in the presence of each other, have hereunto subscribed our names as attesting witnesses thereto, and hereby certify that at the time of execution of the foregoing Will, we believed ALBERT BOGATITUS to be of sound mind and memory and not acting under duress, menace, fraud, or undue influence.

J. W. R... residing at 6897 S. Keok

Clayton Bogatitus

Kathleen residing at 4239 W 4357

Chicago, IL (60624)