

# UNOFFICIAL COPY

2623  
Notice of Probate and Release of Estate's  
Interest in Real Estate (Rev. 8/1/00) CCP 0421



Doc#: 1226512058 Fee: \$78.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/21/2012 09:53 AM Pg: 1 of 21

## NOTICE OF PROBATE UNDER SUPERVISED OR INDEPENDENT ADMINISTRATION

The undersigned, who was appointed representative of the estate of \_\_\_\_\_

David E. Hansen

deceased, on March 28, 2012,

by the Circuit Court of Cook County,  
County Department, Probate Division

(Case No. 12 P 1041, Docket \_\_\_\_\_,

Page \_\_\_\_\_) and is currently acting as  
representative, gives notice pursuant to

§5/20-24(a) of the Probate Act that:

(The Above Space For Recorder's Use Only)

Decedent of 2531 Glen Eagles Drive, Olympia Fields, IL 60461, died on January 25, 2012,  
(address)

owning the following described real estate. (INSERT OR ATTACH LEGAL DESCRIPTION. If decedent had a partial interest, state the extent of the interest.)

Decedent owned a one-fifth (1/5) interest in the property described in the attached Exhibit A.

Permanent Real Estate Index No.: 31-13-205-027-0000

The street address of the real estate is: 2531 Glen Eagles Drive, Olympia Fields, IL 60461

## RELEASE OF ESTATE'S INTEREST IN REAL ESTATE UNDER INDEPENDENT ADMINISTRATION

Pursuant to §5/28-8(i) and §5/28-10(a) of the Probate Act, the undersigned independent representative releases the estate's interest in the above real estate and confirms that title passed at decedent's death to the following heirs or legatees: (INSERT OR ATTACH LIST.)

Name Address Share

See attached Exhibit B

Dated: 8-8-12

*[Signature]*  
Representative(s)

Robert C. Hansen

Print or type name(s) of Representative(s)

State of Illinois

Address(es): 2015 Southeast Clatsop, Portland, Oregon 97202

County of Cook

Acknowledged before me this 8th day of August, 2012 by Robert C. Hansen

\*a duly authorized officer of \_\_\_\_\_  
corporation, on behalf of the corporation:

*[Signature]*  
(Notary Public)

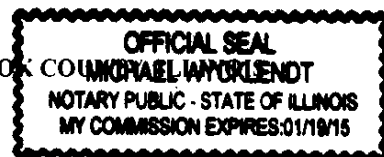
This instrument was prepared by and should be mailed to: Harry B. Rosenberg, Reed Smith, LLP, 10 South Wacker Drive, Floor 40, Chicago, IL 60606

Send subsequent tax bills to: Karen Hansen, 2708 Hawthorne Lane, Flossmoor, IL 60422

\*Use only for a corporate acknowledgment.

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

Box 400-CTCC



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## Exhibit A

### Legal Description

**Legal Description:** LOT 29 IN GREENS SUBDIVISION PHASE 1, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Common Address:** 2531 Glen Eagles Drive  
Olympia Fields, Illinois 60461

Property of Cook County Clerk's Office

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**ESTATE OF DAVID E. HANSEN  
NOTICE OF PROBATE AND RELEASE OF ESTATE'S INTEREST IN REAL ESTATE  
EXHIBIT B**

The independent administrator confirms that title to the property commonly known as 2531 Glen Eagles Drive, Olympia Fields, Illinois 60461 passed at decedent's death to the following heirs or legatees as a result of the disclaimers signed by his father, Robert O. Hansen and by Karen Hansen as Executor of the Estate of Joanne Hansen, the decedent's mother. Said disclaimers are hereto attached.

<u>Name</u>	<u>Address</u>	<u>Relationship</u>	<u>Share</u>
Robert C. Hansen	2015 Southeast Clatsop Portland, Oregon 97202	Brother	One-fourth (1/4)
Jonathan C. Hansen	741 West Upar Street San Diego, California 92103	Brother	One-fourth (1/4)
Karen Hansen	2706 Hawthorne Lane Florence, Illinois 60422	Sister	One-fourth (1/4)
Marcia Ogden	5N067 Forest Trail St. Charles, Illinois 60175	Sister	One-fourth (1/4)

Property of Cook County Clerk's Office

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## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - PROBATE DIVISION

Estate of	)	
	)	
JOANNE C. HANSEN,	)	Case No. 2012 P 3055
	)	
Deceased.	)	

### ORDER GRANTING PETITION FOR LEAVE TO SIGN DISCLAIMER

On petition of Karen E. Hansen, independent executor for the Estate of Joanne C. Hansen, for leave to disclaim on behalf of the decedent; the Court being fully advised in the premises; due notice having been served upon or waived by all interested parties;

THE COURT FINDS THAT the disclaimer benefits those interested in the estate generally, and

IT IS HEREBY ORDERED THAT the Petitioner is granted leave to sign the Disclaimer attached hereto as Exhibit A.

\_\_\_\_\_  
ENTER:

\_\_\_\_\_  
Judge Judge's No.

Atty. No.: 44486  
 Name: Harry B. Rosenberg or Michael T. Wycklendt  
 Reed Smith, LLP  
 Atty. for: Representative  
 Address: 10 South Wacker Drive, Suite 4000  
 City/State/Zip: Chicago, Illinois 60606-7507  
 Telephone: (312) 207-1000

**ENTERED**  
 SEP 06 2012  
 PROBATE DIVISION  
 JUDGE JAMES G. RILEY  
 CIRCUIT COURT 1702

# UNOFFICIAL COPY

## EXHIBIT A

### IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION

Estate of

JOANNE C. HANSEN

Deceased.

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)  
)  
)  
)

Case No. 2012 P 3055

2012 JUN 27 PM 1:35:55

### PETITION TO APPROVE DISCLAIMER

NOW COMES, KAREN HANSEN, in the capacity of Independent Executor of the Estate of Joanne C. Hansen, Deceased, for her Petition for Approval of Disclaimer and in support thereof states as follows:

1. JOANNE C. HANSEN (the "Decedent"), died on March 10, 2012, a resident of Cook County, Illinois.
2. On June 27, 2012, the Decedent's Will dated April 25, 2000 (the "Will"), was admitted to probate by Order of this Court, and Letters of Office were issued to KAREN HANSEN ("Karen"), as Independent Executor of the Decedent's Estate.
3. The Decedent's son, DAVID E. HANSEN ("David"), predeceased the Decedent on January 25, 2012.
4. At the time of his death, David was unmarried and did not have any descendants.
5. Upon information and belief, David died intestate. His estate is currently being administered by his brother, ROBERT C. HANSEN ("Bert") in the Probate Division of the Circuit Court of Cook County, case number 2012 P 1041.

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6. David was survived by his father, ROBERT O. HANSEN ("Robert"), his brother, Bert, his brother, JONATHAN C. HANSEN ("Jonathan"), his sister, Karen, his sister, MARCIA OGDEN ("Marcia"), and his mother, the Decedent. None of David's siblings predeceased him.

6. At the time of his death, David owned a one-fifth (1/5) interest in real estate located at 2531 Glen Eagles Drive, Olympia Fields, Cook County, Illinois (the "Property").

7. Each of David's surviving siblings, namely, Bert, Jonathan, Karen, and Marcia (collectively, the "Siblings") also own an undivided one-fifth (1/5) interest in the Property.

8. David and his siblings received the Property from their parents pursuant to the terms of a qualified personal residence trust (the "QPRT") created by Robert as Grantor and the Decedent as Trustee on March 28, 2000.

9. In April 2001, Robert and the Decedent filed gift tax returns reporting the gift of the Property to the QPRT. By making the gift, Robert and the Decedent intended that the Property would pass automatically to David and his siblings at the termination of the QPRT and would not revert back to the Decedent or be included in the Decedent's taxable estate.

10. Because David died intestate, the Illinois rules of descent and distribution govern the distribution of David's estate. Section 2-1 of the Probate Act provides in pertinent part as follows:

§ 2—1. Rules of descent and distribution. The intestate real and personal estate of a resident decedent and the intestate real estate in this State of a nonresident decedent, after all just claims against his estate are fully paid, descends and shall be distributed as follows: \* \* \*

(d) If there is no surviving spouse or descendant but a parent, brother, sister or

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descendant of a brother or sister of the decedent: the entire estate to the parents, brothers and sisters of the decedent in equal parts, allowing to the surviving parent if one is dead a double portion and to the descendants of a deceased brother or sister per stirpes the portion which the deceased brother or sister would have taken if living. 755 ILCS 5/2-1.

11. Pursuant to the aforementioned Section of the Probate Act, David's interest in the Property descends to Robert, Joanne, Bert, Jonathan, Karen and Marcia in equal shares.
12. The Decedent's Will provides that the entire residue of her estate passes to the trustee of the Joanne C. Hansen Declaration of Trust (the "Trust"), the current trustee of which is Karen.
13. The Trust directs the trustee to divide the remaining trust estate, after the payment of the Decedent's debts, expenses and taxes, into two separate trusts. The first trust (the "Family Trust") will be funded with the largest amount that will result in no federal estate tax being payable by reason of the Decedent's death, and the second trust (the "Marital Trust") will be funded with the balance of the trust estate.
14. Robert is the sole current beneficiary of the Family Trust and the Marital Trust. David's siblings are the remainder beneficiaries of both trusts.
15. In the absence of a disclaimer by the Decedent's estate, a portion of David's interest in the Property would be included in the Decedent's gross estate for federal estate tax purposes. A fractional interest in the Property would also be included in the Decedent's probate estate and would eventually be distributed to her Trust.
16. The inclusion of a portion of the Property in the Decedent's gross estate could cause either her estate or Robert's estate to unnecessarily incur additional federal or state estate tax.

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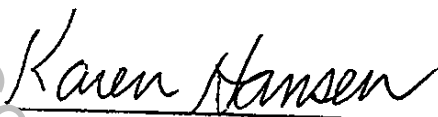
17. The inclusion of a portion of the Property in the Decedent's estate will also cause the Decedent's estate and Trust to unnecessarily incur additional recording and administrative fees.
18. Robert and the Decedent's siblings have expressed a desire to have David's entire interest in the Property by-pass the David's estate, so that the Property will descend pursuant to Section 2-1 of the Probate Act directly to David's siblings, rather than to the Trust.
19. Robert has already disclaimed the interest in the Property that would have descended to him upon David's death. As a result of his disclaimer (and assuming that the Decedent's disclaimer is also approved by the Court), Robert will be treated as having predeceased David, and his interest in the property would pass entirely to Bert, Jonathan, Karen and Marcia.
20. Section 2-7(a) of the Probate Act provides that the representative of a decedent may disclaim on behalf of the decedent with leave of court; and further provides that the court may approve the disclaimer by a representative of a decedent if it finds that the disclaimer benefits the estate as a whole and those interested in the estate generally even if the disclaimer alters the distribution of the property, part, or interest disclaimed. 755 ILCS 5/2-7(a).
21. Neither the Will nor any other instrument signed by the Decedent authorizes the representative of the Estate to disclaim without court approval.
22. Although a disclaimer executed by Karen in her capacity as Independent Executor would alter the distribution of David's interest in the Property under the Probate Act, it would benefit the estate as a whole and the beneficiaries of the Decedent's estate in the following respects: (a) the proposed disclaimer would conform with the Decedent's intention to gift the Property to her children, as reflected in the transfer to the QPRT in 2000, and the subsequent transfer to the Decedent's children in 2010; (b)



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the disclaimed interest will pass directly from David's estate to his siblings rather than being included in the Decedent's taxable estate, thereby saving estate taxes; (b) the disclaimed interest will not have to be subject to probate proceedings in the Decedent's estate, thereby potentially saving fees and administrative expenses.

WHEREFORE, the Petitioner, Karen Hansen, as Independent Executor of the Estate, respectfully requests that this Court enter an Order approving the disclaimer attached hereto as Schedule A.

  
\_\_\_\_\_  
Karen Hansen, Independent Executor

Harry B. Rosenberg or Michael T. Wycklendt  
REED SMITH LLP  
Attorney for Petitioner  
10 South Wacker Drive, Floor 40  
Chicago, IL 60606  
312-207-1000  
Attorney No. 44486

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## Schedule A

### IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION

Estate of

DAVID E. HANSEN

Deceased.

)  
)  
)  
)  
)

Case No. 2012 P 1041

### QUALIFIED DISCLAIMER

WHEREAS, my brother, DAVID E. HANSEN ("DAVID"), died intestate on January 25, 2012.

WHEREAS, at the time of his death, DAVID was unmarried and did not have any descendants.

WHEREAS, DAVID was survived by me, his mother, JOANNE C. HANSEN ("JOANNE"), his father, ROBERT O. HANSEN ("ROBERT"), his brother, ROBERT C. HANSEN ("BERT"), his brother, JONATHAN C. HANSEN ("JONATHAN"), and his sister, MARCIA OGDEN ("MARCIA").

WHEREAS, at the time of his death, DAVID owned a one-fifth (1/5) interest in the real property described in the attached Exhibit A (the "Property").

WHEREAS, pursuant to Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1), DAVID's interest in the Property descends to me, JOANNE, ROBERT, BERT, JONATHAN, and MARCIA in equal shares.

WHEREAS, JOANNE died on March 10, 2012, a resident of Cook County, Illinois.

WHEREAS, on June 27, 2012, I was appointed as the Independent Executor of

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JOANNE's estate by the Circuit Court of Cook County, Illinois in case number 2012 P 3055.

WHEREAS, on \_\_\_\_\_, 2012, by an Order of the Circuit Court of Cook County, Illinois, KAREN was granted leave to disclaim JOANNE's intestate share of DAVID's interest in the Property, pursuant to Section 2-7(a) of the Illinois Probate Act (755 ILCS 5/2-7). A copy of the Court Order is attached as Exhibit B.

WHEREAS, neither JOANNE nor her estate ever made any assignment, conveyance, pledge, transfer, sale or disposition of the Property or placed any encumbrance thereon, made any contract with respect thereto, made a direction as to how the Property shall pass, accepted any interest or benefit thereunder, or waived any right to disclaim any interest therein.

WHEREAS, upon the execution and delivery of this disclaimer, all of DAVID's right, title and interest in and to the Property shall pass and will be distributed in accordance Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1), as if JOANNE predeceased DAVID.

WHEREAS, contemporaneously herewith, ROBERT irrevocably and without qualification has disclaimed and refused to accept all rights, title and interest in and to the Property that would have descended to ROBERT upon DAVID's death.

WHEREAS, this disclaimer is intended to meet the requirements of a qualified disclaimer for purposes of federal estate, gift and generation-skipping transfer taxes under Internal Revenue Code Section 2518 and the Treasury Regulations promulgated thereunder.

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NOW THEREFORE, I, KAREN HANSEN, not individually, but solely in my capacity as Independent Executor of the Estate of JOANNE C. HANSEN, hereby irrevocably and without qualification disclaim and refuse to accept all rights, title and interest in and to the Property that would have descended to JOANNE upon DAVID's death but for this disclaimer, pursuant to Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1).

\_\_\_\_\_  
Karen Hansen, as Independent Executor  
of the Estate of Joanne C. Hansen

Date: \_\_\_\_\_, 2012

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

The undersigned, notary public in and for the above county and state, certifies that Karen Hansen, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

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## Exhibit A

### Legal Description

Legal Description: LOT 29 IN GREENS SUBDIVISION PHASE 1, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2531 Glen Eagles Drive  
Olympia Fields, Illinois 60461

Property of Cook County Clerk's Office

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## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION

Estate of	)	
	)	
DAVID E. HANSEN	)	Case No. 2012 P 1041
	)	
Deceased.	)	

### QUALIFIED DISCLAIMER

WHEREAS, my son, DAVID E. HANSEN ("DAVID"), died intestate on January 25, 2012.

WHEREAS, at the time of his death, DAVID was unmarried and did not have any descendants.

WHEREAS, DAVID was survived by me, his mother, JOANNE C. HANSEN ("JOANNE"), his brother, ROBERT C. HANSEN ("BERT"), his brother, JONATHAN C. HANSEN ("JONATHAN"), his sister, KAREN HANSEN ("KAREN"), and his sister, MARCIA OGDEN ("MARCIA").

WHEREAS, at the time of his death, DAVID owned a one-fifth (1/5) interest in the real property described in the attached Exhibit A (the "Property").

WHEREAS, pursuant to Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1), DAVID's interest in the Property descends to me, JOANNE, BERT, JONATHAN, KAREN and MARCIA in equal shares.

WHEREAS, I have not made any assignment, conveyance, pledge, transfer, sale or disposition of the Property or placed any encumbrance thereon, made any contract with respect thereto, made a direction as to how the Property shall pass, accepted any interest or benefit thereunder, or waived any right to disclaim any interest therein.

# UNOFFICIAL COPY

WHEREAS, upon the execution and delivery of this disclaimer, all of DAVID's right, title and interest in and to the Property shall pass and will be distributed in accordance Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1), as if I predeceased DAVID.

WHEREAS, JOANNE died on March 10, 2012, a resident of Cook County, Illinois.

WHEREAS, on June 27, 2012, KAREN was appointed as the Independent Executor of JOANNE's estate.

WHEREAS, contemporaneously herewith, KAREN HANSEN, not individually, but solely in her capacity as Independent Executor of the Estate of JOANNE C. HANSEN, irrevocably and without qualification has disclaimed and refused to accept all rights, title and interest in and to the Property that would have descended to JOANNE upon DAVID's death.

WHEREAS, this disclaimer is intended to meet the requirements of a qualified disclaimer for purposes of federal estate, gift and generation-skipping transfer taxes under Internal Revenue Code Section 2518 and the Treasury Regulations promulgated thereunder.

NOW THEREFORE, I, ROBERT O. HANSEN, hereby irrevocably and without qualification disclaim and refuse to accept all rights, title and interest in and to the Property that would have descended to me upon DAVID's death but for this disclaimer, pursuant to Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1).

*Robert O. Hansen*

Robert O. Hansen

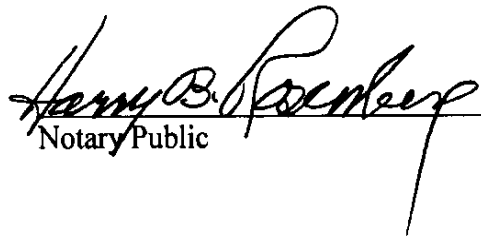
Date: Aug. 2, 2012

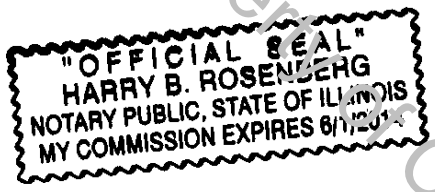
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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

The undersigned, notary public in and for the above county and state, certifies that Robert O. Hansen, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: Aug 2, 2012

  
Notary Public



Cook County Clerk's Office



# UNOFFICIAL COPY

## Exhibit A

### Legal Description

Legal Description: LOT 29 IN GREENS SUBDIVISION PHASE 1, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2531 Glen Eagles Drive  
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Property of Cook County Clerk's Office

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## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION

Estate of	)	
	)	
DAVID E. HANSEN	)	Case No. 2012 P 1041
	)	
Deceased.	)	

### QUALIFIED DISCLAIMER

WHEREAS, my brother, DAVID E. HANSEN ("DAVID"), died intestate on January 25, 2012.

WHEREAS, at the time of his death, DAVID was unmarried and did not have any descendants.

WHEREAS, DAVID was survived by me, his mother, JOANNE C. HANSEN ("JOANNE"), his father, ROBERT O. HANSEN ("ROBERT"), his brother, ROBERT C. HANSEN ("BERT"), his brother, JONATHAN C. HANSEN ("JONATHAN"), and his sister, MARCIA OGDEN ("MARCIA").

WHEREAS, at the time of his death, DAVID owned a one-fifth (1/5) interest in the real property described in the attached Exhibit A (the "Property").

WHEREAS, pursuant to Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1) DAVID's interest in the Property descends to me, JOANNE, ROBERT, BERT, JONATHAN, and MARCIA in equal shares.

WHEREAS, JOANNE died on March 10, 2012, a resident of Cook County, Illinois.

WHEREAS, on June 27, 2012, I was appointed as the Independent Executor of JOANNE's estate by the Circuit Court of Cook County, Illinois in case number 2012 P 3055.

# UNOFFICIAL COPY

WHEREAS, on \_\_\_\_\_, 2012, by an Order of the Circuit Court of Cook County, Illinois, KAREN was granted leave to disclaim JOANNE's intestate share of DAVID's interest in the Property, pursuant to Section 2-7(a) of the Illinois Probate Act (755 ILCS 5/2-7). A copy of the Court Order is attached as Exhibit B.

WHEREAS, neither JOANNE nor her estate ever made any assignment, conveyance, pledge, transfer, sale or disposition of the Property or placed any encumbrance thereon, made any contract with respect thereto, made a direction as to how the Property shall pass, accepted any interest or benefit thereunder, or waived any right to disclaim any interest therein.


WHEREAS, upon the execution and delivery of this disclaimer, all of DAVID's right, title and interest in and to the Property shall pass and will be distributed in accordance Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1), as if JOANNE predeceased DAVID.

WHEREAS, contemporaneously herewith, ROBERT irrevocably and without qualification has disclaimed and refused to accept all rights, title and interest in and to the Property that would have descended to ROBERT upon DAVID's death.

WHEREAS, this disclaimer is intended to meet the requirements of a qualified disclaimer for purposes of federal estate, gift and generation-skipping transfer taxes under Internal Revenue Code Section 2518 and the Treasury Regulations promulgated thereunder.

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NOW THEREFORE, I, KAREN HANSEN, not individually, but solely in my capacity as Independent Executor of the Estate of JOANNE C. HANSEN, hereby irrevocably and without qualification disclaim and refuse to accept all rights, title and interest in and to the Property that would have descended to JOANNE upon DAVID's death but for this disclaimer, pursuant to Section 2-1 of the Illinois Probate Act (755 ILCS 5/2-1).

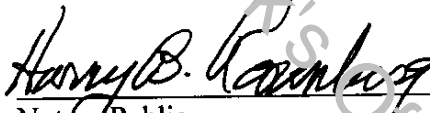
  
\_\_\_\_\_  
Karen Hansen, as Independent Executor  
of the Estate of Joanne C. Hansen

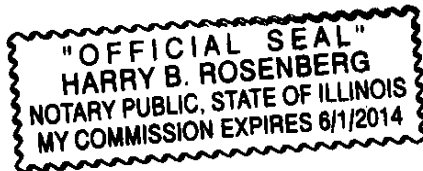
Date: August 2, 2012

STATE OF ILLINOIS )  
                                          ) SS.  
COUNTY OF COOK )

The undersigned, notary public in and for the above county and state, certifies that Karen Hansen, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated: Aug 26 2012

  
\_\_\_\_\_  
Notary Public



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## Exhibit A

### Legal Description

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