

UNOFFICIAL COPY

**DECEASED TENANCY
BY THE ENTIRETY
AFFIDAVIT**



Doc#: 1312846052 Fee: \$54.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2013 11:34 AM Pg: 1 of 9

**Prepared by and After
Recording, Mail To:**

**Aaron Basch
Attorney at Law
5600 West 127th Street
Crestwood, IL 60445-1074**

STATE OF ILLINOIS) SS.

COUNTY OF COOK)

Robert L. Simpson being duly sworn states that he resides at 6746 W 91st Street, Oak Lawn, Illinois 60453 and THAT he was acquainted with **Bernice E. Simpson**, deceased, who at the time of her death, was one of the owners of the land in Cook County, Illinois, described as follows:

LOT 4 IN THE 91ST STREET AND OAK PARK AVENUE RESUBDIVISION OF LOTS 7, 9 AND 10 IN BLOCK 9 IN ARTHUR T. MCINTOSH AND COMPANY'S RIDGELAND BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 6746 W 91st Street, Oak Lawn, Illinois 60453

P.I.N.: 24-06-206-026-0000

THAT **Bernice L. Simpson** died on September 29, 2012, as evidenced by a certified copy of his death certificate attached hereto.

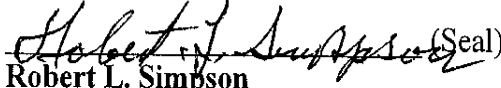
The decedent left no Last Will and Testament.

Leaving a Last Will and 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.

THAT the total value of the estate of the deceased, including both real and personal property owned either individually or in joint tenancy at the time of the death of the deceased does not exceed the sum of 100,000.00 dollars.

UNOFFICIAL COPY

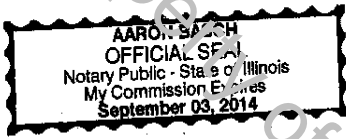
Affiant makes this affidavit for the purpose of removing the decedent's name from the chain of title and to induce all title insurers to issue its title policy in the surviving joint tenant's name only.

 (Seal)
Robert L. Simpson

Subscribed and Sworn to before me
This 6th day of May, 2013.



Notary Public



Office of Cook County Clerk's Office

CERTIFICATION OF DEATH RECORD

UNOFFICIAL COPY

COOK COUNTY CLERK VITAL RECORDS CHICAGO, ILLINOIS MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2012 0072711

DATE ISSUED 10/4/2012

DECEDENT'S LEGAL NAME BERNICE E SIMPSON			SEX FEMALE	DATE OF DEATH SEPTEMBER 29, 2012	
COUNTY OF DEATH COOK		AGE AT LAST BIRTHDAY 94 YEARS		DATE OF BIRTH MARCH 26, 1918	
CITY OR TOWN OAK LAWN			HOSPITAL OR OTHER INSTITUTION NAME ADVOCATE CHRIST MEDICAL CENTER		
PLACE OF DEATH INPATIENT					
BIRTHPLACE CHICAGO, IL		SOCIAL SECURITY NUMBER ██████-4862	STATUS AT TIME OF DEATH MARRIED		SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME ROBERT L SIMPSON
RESIDENCE 6746 W 91ST ST		APT. NO.	CITY OR TOWN OAK LAWN		INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60453	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JAMES PAULUS		MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION KATHERINE VENSKUS
INFORMANT'S NAME ROBERT L SIMPSON		RELATIONSHIP HUSBAND		MAILING ADDRESS 6746 W 91ST ST, OAK LAWN, IL 60453	
METHOD OF DISPOSITION BURIAL		PLACE OF DISPOSITION SAIN CASIMIR (LITHUANIAN) CATHOLIC CEMETERY		LOCATION - CITY OR TOWN AND STATE CHICAGO, IL	DATE OF DISPOSITION OCTOBER 04, 2012
FUNERAL HOME ZIMMERMAN & SANDEMAN ORLAND FH, 9900 W. 143RD ST., ORLAND PARK, IL, 60462					
FUNERAL DIRECTOR'S NAME SCOTT SANDEMAN				FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014403	
LOCAL REGISTRAR'S NAME DAVID ORR				DATE FILED WITH LOCAL REGISTRAR OCTOBER 2, 2012	
CAUSE OF DEATH PART I: ACUTE KIDNEY FAILURE					
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a.		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	UNKNOWN
Due to (or as a consequence of):		b. DEHYDRATION			UNKNOWN
Due to (or as a consequence of):		c. C DIFF COLITIS			UNKNOWN
PART II: Enter other <i>significant conditions contributing to death</i> but not resulting in the underlying cause given in PART I.				WAS AN AUTOPSY PERFORMED? NO	
				WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
FEMALE PREGNANCY STATUS NOT APPLICABLE				MANNER OF DEATH NATURAL	
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY		INJURY AT WORK?	
LOCATION OF INJURY					
DESCRIBE HOW INJURY OCCURRED:				IF TRANSPORTATION INJURY, SPECIFY:	
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE AUGUST 07, 2012	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO		DATE PRONOUNCED	TIME OF DEATH 12:46 PM
CERTIFIER PHYSICIAN				DATE CERTIFIED OCTOBER 01, 2012	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH DR RAFAEL J VARGAS-ZAPATA MD, 10627 S PULASKI RD, CHICAGO, ILLINOIS, 60655				PHYSICIAN'S LICENSE NUMBER 036072512	

This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.

David Orr
David Orr
Cook County Clerk



UNOFFICIAL COPY**Last Will And Testament****OF****Bernice E. Simpson**

I, Bernice E. Simpson of Chicago, Illinois, Social Security Number 338-18-4862, being of sound and disposing mind and memory, revoke all wills and codicils which I have made and do make, publish and declare this to be my will.

ARTICLE ONE*Family*

I am married to Robert Lee Simpson ("my spouse"). I presently have one (1) child now living:

Roberta K. Witas, born July 10, 1952

"My children" shall include any other children hereafter born to or adopted by me.

ARTICLE TWO*Administration Expenses and Taxes*

My Executor shall pay the expenses of my last illness and funeral, costs of administration including delivery and safeguarding of bequests, and other proper charges against my estate, excluding debts secured by real estate or life insurance. My Executor shall pay all Federal and State death taxes (including any interest and penalties) payable by reason of my death.

All payments made under this Article shall be paid from the principal of my residuary estate, without apportionment or reimbursement from any person or other entity except as provided in Sections 2207, 2207A and 2207B of the Internal Revenue Code (or any successor provisions "IRC") for any taxes attributable to property over which I have power of appointment, or property in which I have a qualified terminable interest for life or property the value of which is included in my gross estate by reason of IRC Section 2036.

1

Bernice E. Simpson

UNOFFICIAL COPY**ARTICLE THREE*****Bequests***

I give:

(a) my tangible personal property, including jewelry, silver, clothing, automobiles, collections, furniture and furnishings and any insurance policies thereon, to my spouse if he survives me by thirty days, otherwise to my children who survive me by thirty days (to the exclusion of any descendant of a child of mine who does not so survive me) in shares of substantially equal value, to be divided as they agree. Any property as to which there is no agreement within six months after my death shall, in my Executor's discretion, be divided among my children in shares of substantially equal value or sold by my Executor and the proceeds added to the residue of my estate.

If any beneficiary under this Article is a minor at the time of distribution, my Executor may distribute such beneficiary's share to any person with whom the beneficiary is residing. The receipt of such person shall be sufficient discharge to my Executor. Such person may hold such property for, or distribute it to, the beneficiary, or sell it and hold and invest the proceeds or expend them for the beneficiary. When the beneficiary reaches majority, any undistributed property or proceeds thereof shall be delivered to the beneficiary. If the beneficiary dies before reaching majority, any undistributed property or proceeds thereof shall be distributed as if they were part of his estate.

ARTICLE FOUR***Residuary Estate***

I give all my residuary estate, being all property passing under this will reduced by the payments and gifts provided for under the preceding Articles, but not including any property over which I have power of appointment, to my spouse, if he survives me, or if he does not survive me, to the then living descendants.

For purposes of this Article, I shall be deemed to have survived my spouse if there is insufficient evidence as to which of us died first.

ARTICLE FIVE***Administrative Provisions***

Except as otherwise provided in this instrument, if any person entitled to distribution has not attained the age of twenty-one (21) years, his share shall vest in him but my Executor may distribute

² *Bernie E. Simpson*

UNOFFICIAL COPY

his share to a Custodian as Custodian under the Illinois Uniform Transfers to Minor Act.

Whenever my Executor deems it to be in the best interests of a person to whom my Executor is director or authorized to distribute property, my Executor may distribute such property upon receiving a written receipt, to anyone of the following and my Executor shall not be required to see to the application of any distributions made:

- (a) directly to the person;
- (b) by expending the money or using the property directly for the benefit of the person;
- (c) to a legally appointed Guardian or Conservator of the person;
- (d) to an adult relative;
- (e) to anyone with whom the person is residing;
- (f) to anyone acting as the person's attorney in fact under a durable power of attorney;

My Executor shall not be liable for distribution made pursuant to this Article and paragraph.

For all purposes under this instrument:

- (a) Where appropriate, words of the masculine gender include the feminine, words used in a plural or collective sense include the singular and vice versa.

ARTICLE SIX***Executor***

I appoint my spouse, Executor of this will, but if he for any reason fails or ceases to act, my daughter, Robert K. Witas, shall act as executor.

My Executor shall appoint an Ancillary Executor to act in any state where ancillary administration is necessary and where my Executor for any reason fails to qualify. Any Ancillary Executor shall, with respect to such property subject to ancillary administration, have all the powers conferred upon my Executor, which, however, shall be exercised only with the approval of my Executor.

No surety or other security shall be required on any bond furnished by my Executor or Ancillary Executor in any jurisdiction for any purpose.

UNOFFICIAL COPY

I, the undersigned, shall have, during the period of administration of my estate, the following powers and investment powers, and any others granted by law, to be exercised without order of court as my Executor determines to be in the best interest of my estate.

(a) To invest in or retain any property or interests in property, foreign or domestic, without regard to lack of diversification or lack of marketability and without being limited by any law concerning investments by Executors, including, without limiting the generality of the foregoing, bonds, debentures, mortgages, notes (secured or unsecured), common or preferred stock, interests in mutual funds, general partnerships and limited partnerships, joint ventures, oil, gas or other mineral interest, commodities, commodity futures, options, financial instrument futures and real estate. The Executor may, but shall not be required to, invest estate funds as if he were Trustee of said funds.

(b) To sell any property, for cash or on credit, at public or private sale; to exchange any property for other property; and to grant options to purchase.

(c) To collect, pay, contest, compromise or abandon claims of any kind.

(d) Unless otherwise provided in this instrument, to make payments, distributions and divisions of property in cash or in kind on the basis of fair market values at the time of payment, distribution or division; in so doing, to allot undivided interests in property and to allocate different kinds or disproportionate shares of property or interests therein; and to do so without regard to disproportionate allocations of unrealized gain or loss for federal income tax purposes;

(e) To enter into any transaction authorized by this Article with fiduciaries of trusts or estates in which any beneficiary of my estate has any interest even though such fiduciary is also Executor hereunder.

(f) To vote all shares to stock in person or by proxy.

(g) To disclaim any property or interest in property on my behalf, without court approval.

(h) To make such elections under the tax laws as my Executor deems proper. No compensatory adjustments shall be made by my Executor even though the elections may substantially affect the interest of a beneficiary under this instrument. The action of my Executor with respect to such elections shall be conclusive and binding on all beneficiaries.

4 *Bernice E. Simpson*

UNOFFICIAL COPY

My Executor herein is authorized to receive reasonable compensation for her/his services.

This will, consisting of six (6) pages, this page and the following page included, each of which has been identified by my name or initials, was signed by me on this 25 day of August, 1999, at Hickory Hills, Illinois.

Bernice E. Simpson
BERNICE E. SIMPSON

Property of Cook County Clerk's Office

5. Bernice E. Simpson

UNOFFICIAL COPY

The foregoing instrument was, on the date above written, signed and declared by the testator to be her last will in the presence of us, who at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses and we hereby certify that we believe the testator to be of sound mind and memory and under no undue influence.

Kelly M. Wigent residing at 2904 W. 100th St.

Dawn Brockman residing at Evergreen Park IL 60805
5937 Liberty Square
Oak Forest, IL 60452

_____ residing at _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

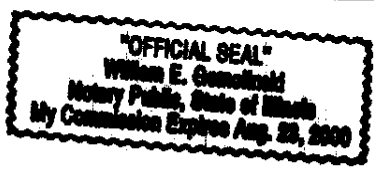
Kelly M. Wigent _____ and

Dawn Brockman being duly sworn, state that on this 25th day of

August, 1999 we saw the testator, sign the will hereto attached, in our presence, that we attested the will in the testator's presence and in the presence of each other, and that we believe the testator to be of sound mind and memory at the time of the signing of the will.

Kelly M. Wigent
Dawn Brockman

SUBSCRIBED AND SWORN to
before me this 25th day of
August, 1999.
[Signature]
NOTARY PUBLIC



6 Bernice E. Simpson