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Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

Doc#: 1423201030 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2014 11:14 AM Pg: 1 of 7

GIT File #: 40014461

(1/2)

GIT
8-4

Property of Cook County Clerk's Office

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT:

Affidavit of Heirship

Prep. by & mail to:
Grace Gutilla
c/o Michael Fiorentino
120 N. La Salle St. Suite 1420
Chicago IL 60602

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AFFIDAVIT OF HEIRSHIP

4001446

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, Grace Gutilla, being duly sworn upon oath, deposes and states as follows:

1. I reside at 9416 Clancy Drive, Des Plaines, Illinois 60016
2. I am the daughter of the Decedent, Rosa Stella (hereinafter, "the Decedent").
3. That the Decedent died on December 28, 2013 in the County of Cook, State of Illinois. (See attached Death Certificate).

4. That the Decedent died owning an interest in the property legally described as follows:

UNIT 9009-8G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GOLF TOWERS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NO. LR3070205, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5. That the Decedent died leaving a will. (Copy of Will attached).
6. That the Decedent was married only to Franco Stella and had no other marriages.
7. That the following children were born to the Decedent and no others:
 - a. Grace Gutilla
 - b. Catherine Stella

8. That to the best information and belief of the Affiant, no children were born to or fathered by the Decedent out of wedlock.

9. That the total value of the estate of the Decedent including the taxable interest in the aforesaid property \$122,000.00.

10. That no claims have been filed against a Decedent and that any and all debts and expenses, including expenses of illness, public and old age assistance advancements, doctor and hospital bills and funeral expenses have been paid in full.

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- 11. That no Federal Estate Tax/Illinois Estate Tax is due.
- 12. That the Affiant makes this Affidavit to induce Greater Illinois Title Insurance to issue its policy of Title Insurance number 40014461 and show title in Sargon Benjamin and with knowledge that Greater Illinois Title Insurance will rely on the representations made and contained herein to insure title.

FURTHER YOUR AFFIANT SAYETH NOT.

All riders and pages attached are intended to be incorporated in and to be a part of the Affidavit for the purposes stated.

Catherine Stella

 CATHERINE STELLA

Grace Gutilla

 Grace Gutilla

SUBSCRIBED and SWORN to before

me this 31 day of July, 2014.

Sharon Y Roman

 NOTARY PUBLIC



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COPY

LAST WILL AND TESTAMENTOFROSA STELLA

I, ROSA STELLA, of the City of Chicago, County of Cook and State of Illinois, being of sound mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, and I hereby revoke all Wills and Codicils heretofore made by me.

FIRST: I direct that my Executor hereinafter named, pay out of the principal of my estate all my just debts, funeral expenses and costs of administration. My Executor shall also pay out of the principal of such estate all estate, inheritance, transfer and succession taxes, including any interest and penalties thereon, which may be assessed in any way by reason of such death, without seeking reimbursement from or charging any person for any part of such taxes so paid.

SECOND: I give, devise and bequeath all of my estate and property, real and personal, wheresoever situated, of which I may die seized or possessed or over which I may have power of appointment, or to which I may be entitled at the time of my death, to my husband, FRANCO STELLA.

In the event that my husband, FRANCO STELLA, shall predecease me, then I give, devise and bequeath all of my estate and property, real and personal, wheresoever situated, of which I may die seized or possessed, or which I may have power of appointment, or to which I may be entitled at the time of my death, to my two (2) children, namely: GRACE GUTTILIA and CATERINA STELLA, to be divided equally.

In the event that one of my said children should predecease me, then the share which my deceased child would have been entitled to, if living, shall be given to the then living lineal descendants of my deceased child, to be divided per stirpes.

In the event that one of my said children should predecease me, leaving no living lineal descendants, then the share which my deceased child would have been entitled to, if living, shall be given to my child who does survive me.

Rosa Stella

Page One Of An Instrument Consisting Of A Total Of Three Pages.

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THIRD: If my husband, the said FRANCO STELLA, and I shall die in a common accident or disaster and under such circumstances that there is no sufficient evidence that we have died otherwise than simultaneously, then in such event my estate shall be disposed of and this Will shall be read to the same effect as though my said husband has survived me.

FOURTH: I purposely omit to make any provision in this Will for any other heirs, relatives, friends, acquaintances, individuals, institutions, associations, corporations, groups or organizations whatsoever.

FIFTH: I nominate and appoint my husband, FRANCO STELLA, of the City of Chicago, County of Cook and State of Illinois, to be the Executor of this my Last Will and Testament, without bond.

If for any reason the said FRANCO STELLA shall fail to become or cease to act as said Executor, then in such event, I nominate and appoint my daughter, GRACE GUTTILLO, of the County of Cook and State of Illinois, as such successor Executrix, without bond.

I hereby give unto my Executor, or successor Executrix, hereinbefore named, full power and authority to sell at public or private sale and at such time or times as in his or her discretion, as he or she may deem it advisable to sell, convey or convert the whole or any part of my estate, real, personal and mixed into cash, at such prices, upon such terms and to such persons as to said Executor or successor, shall deem proper; to settle and compound any and all claims for or against my estate; and said Executor shall have the power and authority to sell, lease or mortgage the whole or any portion of my estate, at either private or public sale, with or without notice, and without securing any previous order of court therefor, and upon such terms and conditions as to him or her may seem best, for the purposes of settling claims against my estate, paying legacies or devises, making divisions or apportionments of my estate, or for any other purposes that may be required under this Will.

I also authorize my Executors to join in the filing of any federal income tax returns for any year or years for which I have not filed such return or returns prior to my death, and to pay from my estate all

Rosa Stella

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or any portion of the tax shown to be due thereon and any deficiency, interest or penalties which subsequently may be determined to be due as they shall deem proper.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this my Last Will and Testament, consisting of three (3) typewritten pages, and for the purpose of identification have signed my name at the foot of each preceding page all this 10 day of May, 1979.

Rosa Stella
ROSA STELLA

This instrument was, on the date thereof, signed, sealed, published and declared by the said ROSA STELLA, as and for her Last Will and Testament, in the presence of the undersigned, who, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses thereto. And we do hereby certify that at the time of the execution thereof, the said ROSA STELLA, was of sound and disposing mind and memory.

Frank J. Grand Residing at 6914 West North Ave
Chicago, Illinois
Phone: 622-4800

Frank Liscalone Residing at 6914 West North Ave
Chicago, Illinois
Phone: 622-4800

Barbara A. Ricci Residing at 6914 West North Ave
Chicago, Illinois
Phone: 622-4800

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EXHIBIT "A"

UNIT 9009-8G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GOLF TOWERS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NO. LR3070205, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 9009 Golf Road, #8G, Des Plaines, IL 60016
Tax Number: 09-15-207-037-1152

Property of Cook County Clerk's Office