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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc#: 1432246065 Fee: \$54.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2014 10:16 AM Pg: 1 of 9

**AFFIDAVIT - DEATH OF
TRUSTMAKER AND
BENEFICIARY**

MARC L. BRODER, of legal age, being first duly sworn, deposes and says: ↑

1. That LIBBIE BRODER, the decedent mentioned in the attached certified copy of Certificate of Death, executed a Deed in Trust on October 29, 1997 which conveyed his interest in the following real estate:

LOT "L" IN HOMEWOOD TERRACE WEST, A RESUBDIVISION OF PART OF BLOCK 1 AND PART OF BLOCK 2 AND THAT CERTAIN TRACT OF LAND LYING BETWEEN SAID BLOCKS 1 AND 2 OF HOMEWOOD TERRACE WEST, BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 1964, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 14322768, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 32-05-322-036-0000

Address of Real Estate: 18740 Center, Homewood, IL 60430-4132

2. That LIBBIE BRODER and BILL BRODER conveyed their interest in the aforementioned property to the following:

BILL BRODER or LIBBIE BRODER, Trustees, or their successors in trust, under the **BILL BRODER LIVING TRUST, dated October 29, 1997**, and any amendments thereto, of 18740 Center, Homewood, Illinois, as to an undivided 50% interest; and to:

LIBBIE BRODER or BILL BRODER, Trustees, or their successors in trust, under the **LIBBIE BRODER LIVING TRUST, dated October 29, 1997**, and any amendments thereto, of 18740 Center, Homewood, Illinois, as to an undivided 50% interest;

3. That LIBBIE BRODER was the Trustmaker and co-Trustee of the LIBBIE BRODER LIVING TRUST dated October 29, 1997;

4. That the date of death of LIBBIE BRODER was July 16, 2014;

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5. That the successor trustee of the LIBBIE BRODER LIVING TRUST is BILL BRODER;
6. That BILL BRODER is the husband of LIBBIE BRODER. BILL BRODER has been certified incapacitated by two physicians as per the attached exhibits;
7. That EILEEN SIEGEL is the sister of LIBBIE BRODER. EILEEN SIEGEL resigned as trustee on May 5, 2014 of the LIBBIE BRODER LIVING TRUST AND BILL BRODER LIVING TRUST dated October 29, 1997, as per the attached exhibits;
8. That MARC L. BRODER is the son of LIBBIE BRODER and is the sole trustee of the LIBBIE BRODER LIVING TRUST and the BILL BRODER LIVING TRUST;
9. That the LIBBIE BRODER LIVING TRUST provides for the successor trustee to transfer any asset out of trust;
10. That the 50% interest of the LIBBIE BRODER LIVING TRUST in the aforementioned real estate is allocated to MARC L. BRODER, Trustee, or his successor in trust, under the LIBBIE BRODER FAMILY TRUST, dated October 29, 1997;

11. That according to Article Seven (e), Section 3. of the aforementioned trust, the successor Trustee has the following powers with regard to the real estate:

u. Real Estate Powers

My Trustee may purchase, sell, transfer, exchange or otherwise acquire or dispose of any real estate.

My Trustee may make leases and grant options to lease for any term, even though the term may extend beyond the termination of any trust created under this agreement.

My Trustee may grant or release easements and other interests with respect to real estate, enter into party wall agreements, execute estoppel certificates, and develop and subdivide any real estate.

My Trustee may dedicate parks, streets, and alleys or vacate any street or alley, and may construct, repair, alter, remodel, demolish, or abandon improvements.

My Trustee may elect to insure, as it deems advisable, all actions contemplated by this subsection.

My Trustee may take any other action reasonably necessary for the preservation of real estate and fixtures comprising a part of the trust property or the income therefrom.

w. Sale, Lease, and Other Dispositive Powers

My Trustee may sell, lease, transfer, exchange, grant options with respect to, or otherwise dispose of the trust property.

My Trustee may deal with the trust property at such time or times, for such purposes, for such considerations and upon such terms, credits, and conditions, and for such periods of time, whether ending before or after the term of any trust created under this agreement, as it deems advisable.

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My Trustee may make such contracts, deeds, leases, and any other instruments it deems proper under the immediate circumstances, and may deal with the trust property in all other ways in which a natural person could deal with his or her property.

Date: October 30, 2014

Marc L Broder
MARC L. BRODER

State of Illinois
County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARC L. BRODER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

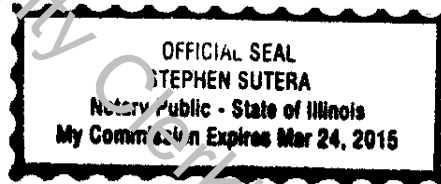
Given under my hand and official seal, this 30th day of October, 2014.

Commission expires March 24, 2015

[Signature]
NOTARY PUBLIC

PREPARED BY AND MAIL TO:

Stephen Sutera
4927 West 95th Street
Oak Lawn, IL 60453-2503
(708)857-7255



Apr. 14. 2014 11:15AM

ADVOCATE

NO. 0110



Advocate South Suburban Hospital

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17800 South Kedzie Avenue || Hazel Crest, IL 60429 || T 708 799 8000 || advocatehospitals.com

EXHIBIT A

April 11, 2014

To Whom It May Concern;

Bill Broder of 18740 Center Ave, Homewood, IL, has been under my care at Advocate South Suburban Hospital since his admission on 4/10/2014. Due to his medical condition he is unable to care for himself or make his own medical decisions. Bill's date of birth is 8/15/1927 and her social security number is 350-18-9418.

Please contact me if you have any further questions.

Sincerely,

Michael G. Ward M.D.

Michael G. Ward, M.D.

18350 S Kedzie Ave, Unit 101

Homewood, IL 60430

708-365-1055

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MAR-17-2014 16:38

From: (708) 331-7530

PRIMARY HEALTHCARE ASSOCIATES, S.C.

18240 Louis Avenue
South Holland, IL 60473

EXHIBIT A

(708) 331-8400 Tel
(708) 331-7530 Fax

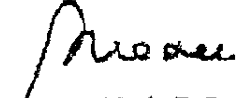
March 17, 2014

Re: Bill Broder
DOB: 08-15-1927
18740 Center
Homewood, IL 60430

To Whom It May Concern:

The above named patient has severe dementia with confusion and should not be allowed to drive. I feel that his medical conditions would make him a danger to himself and others.

Thank you,


Peter H. Neale D.O.

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EXHIBIT B

Resignation of Trustee

1. The following trust is the subject of this Resignation:

LIBBIE BRODER or BILL BRODER, Trustees, or their successors in trust, under the LIBBIE BRODER LIVING TRUST, dated October 29, 1997, and any amendments thereto

2. As a result of the disability of LIBBIE BRODER and BILL BRODER, the names and addresses of the currently acting co-Trustees of the trust is follows:

Name:	MARCL BRODER	Name:	EILEEN SIEGEL
Address:	P. O. Box 6 Pease, Arizona 85625	Address:	4630 Twin Lakes Lane Long Grove, Illinois 60047

3. The trust is currently in full force and effect.

4. Attached to this Resignation and incorporated in it are selected provisions of the trust evidencing the following:

- a. Article One-Creation of the trust and initial Trustees
- b. Article Eighteen-Signature page
- c. Other Articles in the trust provide the following selected provisions:

According to Article Four, Section 1, d. of the LIBBIE BRODER LIVING TRUST, dated October 29, 1997:

I shall have the absolute right to amend or revoke my trust, in whole or in part, at any time. Any amendment or revocation must be delivered to my Trustee in writing.

This right to amend or revoke my trust is personal to me, and may not be exercised by any legal representative or agent acting on my behalf.

According to Article Fifteen of the LIBBIE BRODER LIVING TRUST, dated October 29, 1997:

Section 1. The Resignation of a Trustee

Any Trustee may resign by giving thirty days' written notice to me or to my legal representative. If I am not living, the notice shall be delivered to the Trustee, if any, and to all of the beneficiaries then eligible to receive mandatory or discretionary distributions of net income from any trust created under this agreement.

If a beneficiary is a minor or is legally incapacitated, the notice shall be delivered to that beneficiary's guardian or other legal representative.

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Section 3. Replacement of Trustees

Trustees shall be replaced in the following manner:

a. The Death or Disability of a Cotrustee While I Am a Trustee

I may serve as a sole Trustee or I may name any number of Cotrustees to serve with me. If a Cotrustee subsequently dies, resigns, becomes legally incapacitated, or is otherwise unable or unwilling to serve as a Cotrustee, I may or may not fill the vacancy, as I choose.

b. My Trustees upon My Disability

During any period that I am disabled, BILL BRODER acting as my disability Trustee shall replace all of my initial Trustees.

If the disability Trustee is unwilling or unable to serve, or cannot continue to serve for any other reason, then MARC L. BRODER and EILEEN SIEGEL, or the survivor of them, shall be named as successor disability Trustees.

c. My Trustees upon My Death

On my death, BILL BRODER acting as my death Trustee shall replace all of my initial Trustees, if they are then serving, or all of the disability Trustees, if they are then serving.

If the death Trustee is unwilling or unable to serve as a Trustee, or cannot continue to serve for any other reason, then MARC L. BRODER and EILEEN SIEGEL, or the survivor of them, shall be named as successor death Trustees.

e. Successor Trustees

If a successor Trustee is unwilling or unable to serve during the period in which I am disabled or after my death, the next following successor Trustee shall serve until the successor Trustees so named have been exhausted.

A Trustee may be listed more than once in this Section or an initial Trustee may also be named as a disability Trustee or a Trustee who will serve upon my death. Naming a Trustee more than once is done as a convenience only and is not to be construed as a termination of that Trustee's trusteeship.

6. The signatory of this Resignation declares that the foregoing statements and the attached trust provisions are true and correct, under penalty of perjury.

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7. Pursuant to Article Fifteen, Section 1 of the LIBBIE BRODER LIVING TRUST, dated October 29, 1997, I, EILEEN SIEGEL, hereby resign as the disability trustee and death trustee of the above named trust as of May 5, 2014.

Eileen Siegel, Trustee
EILEEN SIEGEL, Trustee

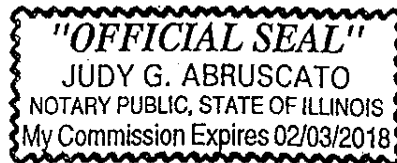
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

The foregoing Resignation of Trustee was acknowledged before me on May 5th 2014 by EILEEN SIEGEL Trustee.

Witness my hand and official seal.

My commission expires:

Judy G. Abruscato
Notary Public



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**CITY OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS
MEDICAL CERTIFICATE OF DEATH**

STATE FILE NUMBER 2014 0055365

DATE ISSUED 7/30/2014

DECEDENT'S LEGAL NAME LIBBIE BRODER				SEX FEMALE	DATE OF DEATH JULY 16, 2014
COUNTY OF DEATH LAKE		AGE AT LAST BIRTHDAY 87 YEARS	DATE OF BIRTH NOVEMBER 06, 1926		
CITY OR TOWN BUFFALO GROVE		HOSPITAL OR OTHER INSTITUTION NAME CLAREMONT REHAB & LIVING CTR			
PLACE OF DEATH NURSING HOME / LONG TERM CARE FACILITY					
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER 360-18-0835	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME BILL BRODER	EVER IN U.S. ARMED FORCES? NO	
RESIDENCE 18740 S CENTER		APT. NO.	CITY OR TOWN BUFFALO GROVE	INSIDE CITY LIMITS? YES	
COUNTY LAKE	STATE IL	ZIP CODE 60089	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MORRIS COHEN	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION SYLVIA GUNTHER	
INFORMANT'S NAME MARK BRODER		RELATIONSHIP SON	MAILING ADDRESS PO BOX 6, PEARCE, AZ, 85625		
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION WOODLAWN CREMATORY	LOCATION - CITY OR TOWN AND STATE FOREST PARK, IL	DATE OF DISPOSITION JULY 23, 2014	
FUNERAL HOME NEPTUNE SOCIETY - PALATINE, 818 W NORTHWEST HWY, PALATINE, IL, 60067					
FUNERAL DIRECTOR'S NAME PAULA SEXTON			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014557		
LOCAL REGISTRAR'S NAME GHIDA S NEUKIRCH			DATE FILED WITH LOCAL REGISTRAR JULY 23, 2014		
CAUSE OF DEATH PART I: ACUTE RENAL FAILURE					
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a.	Due to (or as a consequence of):		UNKNOWN
		b. DEHYDRATION	Due to (or as a consequence of):		UNKNOWN
		c. DEMENTIA	Due to (or as a consequence of):		UNKNOWN
		Due to (or as a consequence of):			
PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I. MALNUTRITION				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 TRAUMATIC INJURY, SPECIFY:	
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE MAY 14, 2014	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 11:15 PM	
CERTIFIER PHYSICIAN				DATE CERTIFIED JULY 23, 2014	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH JOSEPH ZERRUDO, 15 SALT CREEK LANE, SUITE 111, HINSDALE, ILLINOIS, 60521				PHYSICIAN'S LICENSE NUMBER 036-088848	

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.

Ghida S. Neukirch

Ghida S. Neukirch
City of Highland Park, Local Registrar

