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STATE OF ILLINOIS)
)
COUNTY OF COOK)



Doc#: 1519157264 Fee: \$62.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2015 01:41 PM Pg: 1 of 13

After Recording
Mail to:

Richard P. Gerardi, Esq.
165 West Tenth Street
Chicago Heights, Illinois 60411

AFFIDAVIT TO CONFIRM TRANSFER OF TITLE TO REAL ESTATE

LYDIA E. LIGHTNING, being first duly sworn, deposes on oath and states as follows:

1. That affiant resides at the premises commonly known as 41 East 100th Street, Chicago, Illinois 60628, which premises is legally described as follows:

Lots 58 and 59, in Block 1, in Bass' Second Addition to Pullman, as per Plat recorded October 29, 1892, in Book 58 of Plats, Page 5, as Document 1759241 in Cook County, Illinois, in Section 10, Township 37 North, Range 14, East of the Third Principal Meridian.

Commonly known as: 41 East 100th Street, Chicago, Illinois 60628
PIN No.: 25-10-308-020-0000; 25-10-308-021-0000

2. That title to said premises is shown on the records of the Cook County Recorder of Deeds as being in the name of **MALISSIA LIGHTNING a/k/a MALISSIA W. LIGHTNING**.

3. That **MALISSIA LIGHTNING a/k/a MALISSIA W. LIGHTNING** died on August 15, 2012; a copy of the death certificate is hereto attached as Exhibit A.

4. That **LYDIA E. LIGHTNING** is the specific legatee of said real estate under Article III of the Last Will and Testament of the decedent; a copy of the said Last Will and Testament is attached as Exhibit B.

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COOK COUNTY CLERK VITAL RECORDS

CHICAGO, ILLINOIS

MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2012 0061485

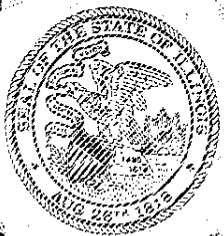
DATE ISSUED 8/23/2012

DECEDENT'S LEGAL NAME MALISSIA LIGHTNING		SEX FEMALE	DATE OF DEATH AUGUST 15, 2012	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 95 YEARS	DATE OF BIRTH FEBRUARY 22, 1917		
CITY OR TOWN CHICAGO	HOSPITAL OR OTHER INSTITUTION NAME KINDRED VENCOR CHICAGO NORTH			
PLACE OF DEATH INPATIENT				
BIRTHPLACE GREENWOOD, MS	SOCIAL SECURITY NUMBER [REDACTED] 3143	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 41 E 100TH ST	APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60628	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION ROBERT WALKER	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MOLLY WALLS
INFORMANT'S NAME LYDIA LIGHTNING	RELATIONSHIP DAUGHTER	MAILING ADDRESS 41 E 100TH ST, CHICAGO, IL, 60628		
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION CAKWOOD CEMETERY	LOCATION - CITY OR TOWN AND STATE DEKALB, IL	DATE OF DISPOSITION AUGUST 21, 2012	
FUNERAL HOME LEAK AND SONS, 7838 SOUTH COTTAGE GROVE, CHICAGO, IL, 60619				
FUNERAL DIRECTOR'S NAME SPENCER LEAK SR.		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 031007489		
LOCAL REGISTRAR'S NAME DAVID ORR		DATE FILED WITH LOCAL REGISTRAR AUGUST 20, 2012		
CAUSE OF DEATH	PART I. ANOXIC ENCEPHALOPATHY			APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. _____ Due to (or as a consequence of):			
	b. RESPIRATORY FAILURE			
	c. _____ 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		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 13, 2012	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 03:45 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED AUGUST 17, 2012	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH MUHAMMAD A SHAHZAD, ILLINOIS			PHYSICIAN'S LICENSE NUMBER 036095761	

Exhibit A

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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

NOTE: FACILE SECURITY HOLOGRAPHIC FOLDS AT BOTTOM

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Last Will and Testament

I, SARAH CRISTELLO, of Chicago Heights, Cook County, Illinois, hereby make this instrument my Last Will, revoking all prior Wills and Codicils.

ARTICLE I

I direct that my Executor pay and discharge all of my just debts, funeral and testamentary expenses.

ARTICLE II

I bequeath the residue of my estate, both real and personal, and wheresoever situated, to my niece, GERALDINE MIDDLETON, per stirpes.

ARTICLE III

For the purpose of construing Article II of this Will, no person therein named or described in this Will shall be deemed to have survived me unless he or she is living on the thirtieth (30th) day after the day of my death.

ARTICLE IV

I name my niece, GERALDINE MIDDLETON, Executor of this Will. If she declines or is unable to act, I name my sister-in-law, MARY R. CRISTELLI, as Executor. I request that either of said persons be allowed to qualify and act as Executor without giving any bond or security whatsoever, except as indispensably required by law. I give my Executor full power and authority to sell, mortgage, pledge, convey and otherwise dispose of the whole or any part of my estate, real, personal or mixed; to renew any existing mortgages or trust deeds thereon;

Exhibit B

by PHYLLIS J. CARLSTEAD, resident of Pinellas County, Florida, as Grantor.

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The AGREEMENT establishing the PHYLLIS J. CARLSTEAD Revocable Trust Agreement dated May 14, 1984, is hereby further amended in the following respects:

ARTICLE II - is hereby revoked in its entirety, and in lieu thereof, the following is substituted:

ARTICLE II

1. Qualified Terminal Interest Marital Trust.

A. Upon the death of the Grantor, PHYLLIS J. CARLSTEAD, if the Grantor's spouse survives the Grantor, the Trustee(s) shall set aside as a separate and distinct trust fund, to be known as the QUALIFIED TERMINAL INTEREST MARITAL TRUST, an amount equal to the unlimited marital deduction allowable to the Grantor's estate as finally determined in the Federal Estate Tax proceeding in the Grantor's estate, reduced by the following:

a-1. An amount equal to the total final Federal Estate Tax value of all other property or interests in property which pass or have passed to the Grantor's spouse under other provisions of this Trust or otherwise than under this Trust; and

a-2. Any amounts which are deductible debts or expenses of the estate, including but not limited to funeral expenses, administration expenses and any taxes; and


a-3. An amount, if any, needed to increase the Grantor's taxable estate to the largest amount that will, after allowing for the unified credit against the Federal Estate Tax

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to settle and compound any and all claims in favor of or against my estate; all at such times and for such considerations and upon such terms as to such Executor shall seem best for said purposes and to execute, acknowledge and deliver all deeds, bills of sale, assignments, mortgages, contracts, receipts and other instruments necessary or desirable therefor. As to any real estate of which my Executor has title or possession, I authorize my Executor, without court order and without furnishing security, to (a) collect the rents and earnings therefrom; (b) sell, mortgage or lease (for any term though commencing in the future or extending beyond the period of probate) such real estate or any part thereof; (c) keep buildings and fixtures thereon in tenantable repair; (d) make all necessary expenditures to preserve such real estate; (e) employ agents and custodians; and (f) insure my Executor and any person having an interest in or responsibility for the care, management or repair of such real estate against such risks as my Executor thinks advisable and to charge the premiums as an expense of administration.

IN WITNESS WHEREOF, I have set my hand to this my Last Will,

this 13th day of February, 2001.



Sarah Cristello

We hereby certify that the foregoing instrument was on the date thereof signed and sealed by SARAH CRISTELLO, in our joint presence and by her declared and published to us as

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the Federal Internal Revenue Code applicable at the time of the Grantor's death or out of the proceeds of such assets; and such assets as shall be distributed in kind in satisfaction of this marital trust shall be distributed at their values on the date or dates of distribution. This trust is intended for Qualified Terminal Interest property under the Internal Revenue Code Section 2056(b)(7).

C. The Qualified Terminal Interest Marital Trust shall be held, administered and disposed of in the following manner:

c-1. The Trustee(s) shall pay to the Grantor's spouse, all net income from this trust in monthly or other convenient installments during her lifetime. The Trustee(s) are further empowered to distribute to the Grantor's spouse any part of the corpus as the Trustee(s), in their sole discretion, shall determine necessary or advisable from time to time for his comfort, maintenance and support, taking into consideration income available to Grantor's spouse for such purposes from all sources known to the Trustee(s), and the standard of living to which he was accustomed during the Grantor's lifetime. The Grantor's spouse shall have no authority during the terms of this trust to exercise any discretion in the invasion of the principal for the benefit of herself. However, during the Grantor's spouse's lifetime, he shall have the right in any calendar year (including the year of Grantor's death) to withdraw from the principal of the trust estate an amount which is not in excess of the greater of FIVE THOUSAND DOLLARS (\$5,000); or FIVE PERCENT (5%) of the market value of the principal of the marital trust on the last day of the calendar year which such withdrawal is

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her Last Will, she then being of sound and disposing mind and memory and free from restraint, whereupon we, at her request and being without interest in the Will, have subscribed our names thereto as witnesses in her presence and in the presence of each other.

Glenn J. Solte
Donna DiMaggio
Richard F. Hendri

Chgo. Hts. Ill.
Homewood, Ill.
Chgo. Hts., Ill.

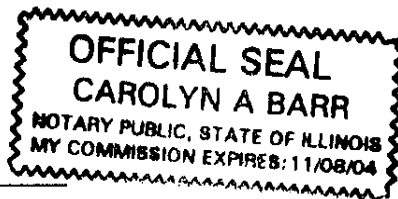
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

We, the attesting witnesses to the Will of SARAH CRISTELLO, on oath state that each of us was present and saw the testator sign the Will, of which this affidavit is a part, in our presence; that the Will was attested by each of us in the presence of the testator, and that each of us believed the testator to be of sound mind and memory at the time of signing.

Glenn J. Solte
Donna DiMaggio
Richard F. Hendri

SIGNED and SWORN to
before me this 13th day
of February, 2001.

Carolyn A. Barr
Notary Public



Trustee(s) shall make such distribution to the Grantor's spouse.

Such right of withdrawal shall be noncumulative.


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c-2. In the event that the property held in this Trust is not income producing, or ceases to produce income, then the Grantor's spouse shall have the power to take whatever steps necessary to make the property income producing. The Grantor's Personal Representative, or Trustee(s), if no Personal Representative is appointed, shall have the sole discretion and authority to elect or not to elect to qualify any specific provision of the marital trust for the Federal Estate Tax Marital Deduction under Section 2056(b)(7) of the Internal Revenue Code as amended or any corresponding provision of the Federal Estate Tax Statute. The Trustee shall upon written request of the Grantor's spouse's Personal Representative distribute such part of the principal of the Qualified Terminable Interest Property Trust to Grantor's spouse's Personal Representative as is necessary to pay all estate, inheritance, succession and other taxes assessed by reason of this Qualified Terminable Interest Property Trust being included in Grantor's spouse's gross estate and imposed by the government of the United States, or any State or territory thereof. Such amount shall be the excess of the total estate, inheritance, successor and other taxes computed as if this Qualified Terminable Interest Property were not included in his gross estate. The balance thereof, if any, of the Qualified Terminable Interest Property Trust shall be disposed of in accordance with the provisions of the Residuary Trust, as provided herein.

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Property of Cook County Clerk's Office

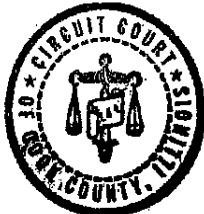
JUL 32 6 8



I hereby certify that the document to which this certification is affixed is a true copy.

Date 4-19-12

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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necessary or advisable for the Grantor's spouse's support, welfare and maintenance. Such support, welfare and maintenance shall include but not be limited to medical, surgical, hospital and other institutional care, as well as education, having in mind the standard of living to which the Grantor's spouse had been accustomed and the income or principal that may be available to the Grantor's spouse from other sources. The said Grantor's spouse shall have no authority during the term of this Trust to exercise any discretion in the invasion of principal for the benefit of himself.

E. However, during the Grantor's spouse's lifetime, the Grantor's spouse shall have the right, in any calendar year (including the year of the Grantor's death), to withdraw from the principal of the Trust estate an amount which is not in excess of the greater of the following:

b-1. Five Thousand Dollars (\$5,000.00); or

b-2. Five Percent (5%) of the market value of the principal of the Residuary Trust on the last day of the calendar year in which such withdrawal is requested. Such right of withdrawal shall be exercised in each case by the Grantor's husband notifying the Trustee(s) in writing to that effect, specifying the cash or assets at current market value which he desires to withdraw; and promptly thereafter, the Trustee(s) shall make such distribution to him. Such right of withdrawal shall be noncumulative.

C. The Trustee(s) shall consider the surviving spouse as the primary beneficiary and exercise their discretion for the benefit of the Grantor's husband, HAROLD C. CARLSTEAD.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

ESTATE OF)
) FILE NO. 15 P 3212
MALISSIA LIGHTNING,)
)
Deceased)

ORDER ADMITTING WILL TO PROBATE

On the Petition of Lydia E. Lightning for admission to probate of the Will of the decedent,

IT IS ORDERED THAT:

- A. The Will of MALISSIA LIGHTNING dated October 17, 2001 and numbered 15 W 2830 be admitted to probate:
- B. Pursuant to Probate act Section 6-8, Letters of Office are excused.

**COPY
OK TO
CERTIFY**

Dated: _____, 2015

ENTER:

Judge

ENTERED

JUN 11 2015

Assoc. Judge Susan Coleman 1747

Richard P. Gerardi
McGrane, Perozzi, Stelter,
Gerardi, Brauer & Ross, Ltd.
Attorney for Petitioner
165 W. 10th Street
Chicago Heights, IL 60411
(708) 756-1550
Attorney No. 91053

Exhibit C

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SENSITIVE

I hereby certify that the document to which this certification is affixed is a true copy.

Date June 11, 2015

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

