

# UNOFFICIAL COPY



STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

Doc#: 1520245023 Fee: \$62.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/21/2015 09:10 AM Pg: 1 of 13

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.

This document is being re-recorded to correct error as to Exhibit B.

CCRD REVIEWER

# UNOFFICIAL COPY

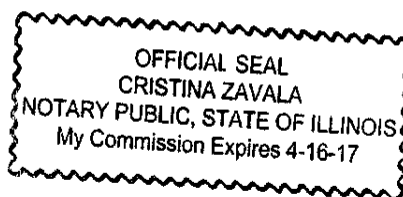
5. That an Order was entered by the Probate Division of the Circuit Court of Cook County on June 11, 2015, admitting said Will of MALISSIA LIGHTNING <sup>a/k/a MALISSIA W. LIGHTNING</sup> to Probate; a duly certified copy of said Order is attached as Exhibit C.

6. That pursuant to Section 4-13 of the Probate Act of the State of Illinois (7555 ILCS 5/4-13), entry of said Order is effective to transfer title to the said real estate to affiant.

*Lydia E. Lightning*  
Lydia E. Lightning

SUBSCRIBED AND SWORN before me this 22<sup>nd</sup> day of June, 2015.

*Cristina Zavala*  
\_\_\_\_\_  
Notary Public



This instrument prepared by:

Richard P. Gerardi  
McGrane, Perozzi, Stelter,  
Gerardi, Brauer & Ross, Ltd.  
165 West Tenth Street  
Chicago Heights, Illinois 60411  
(708) 756-1550  
Atty. No.: 91053

Cook County Clerk's Office

**UNOFFICIAL COPY**

COOK COUNTY CLERK VITAL RECORDS

CHICAGO, ILLINOIS

MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2012 0061485

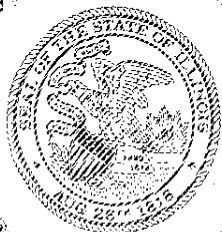
DATE ISSUED 8/23/2012

|   |   |  |  |  |                                  |
|---|---|--|--|--|----------------------------------|
| DECEDENT'S LEGAL NAME<br>MALISSIA LIGHTNING   |   |  |  | SEX<br>FEMALE  | DATE OF DEATH<br>AUGUST 15, 2012 |
| COUNTY OF DEATH<br>COOK   |   | AGE AT LAST BIRTHDAY<br>95 YEARS                           | DATE OF BIRTH<br>FEBRUARY 22, 1917   |  |                                  |
| CITY OR TOWN<br>CHICAGO   |   |  | HOSPITAL OR OTHER INSTITUTION NAME<br>KINDRED VENCOR CHICAGO NORTH           |  |                                  |
| PLACE OF DEATH<br>INPATIENT   |   |  |  |  |                                  |
| BIRTHPLACE<br>GREENWOOD, MS   | SOCIAL SECURITY NUMBER<br>[REDACTED]-3143 | STATUS AT TIME OF DEATH<br>WIDOWED                         | SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME                           | EVER IN U.S. ARMED FORCES? NO  |                                  |
| RESIDENCE<br>41 E 100TH ST  | APT. NO.                                  | CITY OR TOWN<br>CHICAGO                                    |  | INSIDE CITY LIMITS?<br>YES   |                                  |
| COUNTY<br>COOK  | STATE<br>IL                               | ZIP CODE<br>60628  | FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION<br>ROBERT WALKER | MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION<br>MOLLY WALLS |                                  |
| INFORMANT'S NAME<br>LYDIA LIGHTNING   |   | RELATIONSHIP<br>DAUGHTER                                   | MAILING ADDRESS<br>41 E 100TH ST, CHICAGO, IL, 60628                         |  |                                  |
| METHOD OF DISPOSITION<br>BURIAL   |   | PLACE OF DISPOSITION<br>OAKWOOD CEMETERY                   | LOCATION - CITY OR TOWN AND STATE<br>DEKALB, IL                              | DATE OF DISPOSITION<br>AUGUST 21, 2012                                     |                                  |
| FUNERAL HOME<br>LEAK AND SONS, 7838 SOUTH COTTAGE GROVE, CHICAGO, IL, 60619   |   |  |  |  |                                  |
| FUNERAL DIRECTOR'S NAME<br>SPENCER LEAK SR  |   |  |  | FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER<br>031007489                    |                                  |
| LOCAL REGISTRAR'S NAME<br>DAVID ORR   |   |  |  | DATE FILED WITH LOCAL REGISTRAR<br>AUGUST 20, 2012                         |                                  |
| CAUSE OF DEATH PART I: ANOXIC ENCEPHALOPATHY  |   |  |  |  |                                  |
| IMMEDIATE CAUSE<br>(Final disease or condition resulting in death)  |   | a. _____<br>Due to (or as a consequence of):               |  | APPROXIMATE<br>INTERVAL BETWEEN<br>ONSET AND DEATH                         |                                  |
|   |   | b. RESPIRATORY FAILURE<br>Due to (or as a consequence of): |  |  |                                  |
|   |   | c. _____<br>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<br>NOT APPLICABLE   |   |  |  | MANNER OF DEATH<br>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?<br>YES   | DATE LAST SEEN ALIVE<br>AUGUST 13, 2012   | WAS MEDICAL EXAMINER OR CORONER CONTACTED?<br>NO           | DATE PRONOUNCED  | TIME OF DEATH<br>03:45 PM  |                                  |
| CERTIFIER<br>PHYSICIAN  |   |  |  | DATE CERTIFIED<br>AUGUST 17, 2012  |                                  |
| NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH<br>MUHAMMAD A SHAHZAD, ILLINOIS                              |   |  |  | PHYSICIAN'S LICENSE NUMBER<br>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.

Exhibit A  
David Orr  
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

**UNOFFICIAL COPY****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

**UNOFFICIAL COPY**

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 tenable 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



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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



# UNOFFICIAL COPY

## LAST WILL AND TESTAMENT

OF

**MALISSIA LIGHTNING**

I, **MALISSIA LIGHTNING**, of the City of Chicago, County of Cook and State of Illinois, do hereby make publish and declare this to be my Last Will and Testament, and I hereby revoke all Wills and Codicils by me heretofore made.

### ARTICLE ONE

I direct my Executor, hereinafter named, to pay all of my just debts and funeral expenses, as well as the costs and expenses of the Administration of my estate, as soon after my death as possible.

### ARTICLE TWO

I hereby nominate and appoint, **LYDIA LIGHTNING**, as Executor of my Last Will and Testament, and I do hereby give to her such full power and authority at any time or times to sell, mortgage, pledge or otherwise deal with or dispose of the property comprising my estate, upon such terms as she shall deem best to settle and compound any and all claims in favor of or against my estate as she shall deem advisable. In the event of the death of **LYDIA LIGHTNING**, or her refusal or her inability to act, or her resignation or her removal as Executor, I do hereby nominate and appoint, my daughter, **RHILENDER JONES** as Successor-Executor. I direct that no one of the persons named as Executor be required to give security on their bonds in the Probate Court of Cook County, Illinois or in any other Court where my Last Will and Testament may be probated

### ARTICLE THREE

I give, devise and bequeath my real property commonly known as 41 E. 100<sup>th</sup> St., Chicago, Illinois, to my daughter, **LYDIA LIGHTNING**.

Exhibit B

*Malissia Lightning*

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

~~ARTICLE FOUR~~

All the rest, residue and remainder of my estate, of whatever kind and wheresoever situated, of which I may die seized of or possessed, I give, devise and bequeath to my other children, **FRANK WALKER, ARTHUR LIGHTNING, LEVETA BROWN, RHILANDER JONES, NORMA JEAN HESTER, and JOE WALKER** in equal shares, share and share alike. In the event that any of my children named in this article should fail to survive me, I give, devise and bequeath all the rest, residue and remainder of my estate, of whatever kind and wheresoever situated, of which I may die seized of or possessed, to those children remaining who survive me in equal shares, share and share alike.

## ARTICLE FIVE

No person herein above named or described in this Will shall be deemed to have survived me unless he or she is living on the thirtieth (30) day after the day of my death.

WITNESS MY HAND AND SEAL, this 17<sup>th</sup> day  
of October, 2001

Malissia Lightning  
MALISSIA LIGHTNING, TESTATOR

**SIGNED, SEALED, PUBLISHED and DECLARED** by the said **MALISSIA LIGHTNING**, as her **Last Will and Testament** in the presence of us, who at her request, and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses.

[Signature]

Address 309 W. WASHINGTON ST.  
Chicago, IL.

Veronica R. Bell

Address 309 W. Washington St  
Chicago IL

# UNOFFICIAL COPY

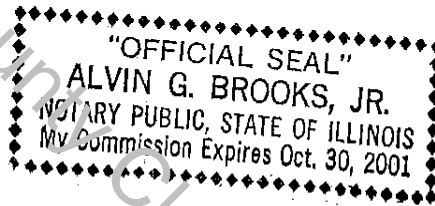
STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

## AFFIDAVIT OF ATTESTING WITNESSES

We, the attesting witnesses to the Will of **MALISSIA LIGHTNING** on oath state that at her request, each of us were present and saw the Testatrix sign the Will, to which this affidavit is attached, in our presence and in the presence of each other, and that each of us believed the Testatrix to be of sound mind and memory at the time of signing.

*[Handwritten Signature]*  
Vernita R. Bell

Subscribed and Sworn to  
before me this 17<sup>th</sup> day of



October 2001  
*[Handwritten Signature]*  
NOTARY PUBLIC

*Malissia Lightning*

Property of Cook County Clerk's Office

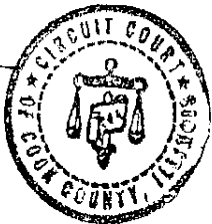
# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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

Date April 10, 2015

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





# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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

