



Doc#: 1530715002 Fee: \$58.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/03/2015 08:32 AM Pg: 1 of 10

Prepared by:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Return to:
~~Title Source, Inc.~~
~~662 Woodward Avenue~~
~~Detroit, MI 48226~~

8511462

DECEASED JOINT TENANT AFFIDAVIT OF DEATH

State of Illinois)
County of Cook) ss.

Order No. 60701778 3177992

Affiant, **PAULA MALDONADO**, being duly sworn, states that she resides at 8849 Ewing Avenue Evanston, IL 60203. That she was acquainted with **NICHOLAS MALDONADO**, Deceased, who at the time of his death was one of the owners of the land described and referred to herein, located in Cook County, Illinois, and described as:

See Exhibit A attached hereto and made a part hereof

That the deceased died July 21, 2013 as evidenced by a certified copy of the death certificate of the deceased attached hereto.

That the deceased died:

- Leaving no Last Will & Testament.
- Leaving a Last Will & 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.
- Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of Cook County, Illinois about 9-24-2013.

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

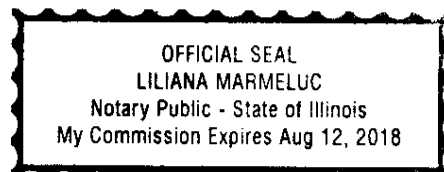
Affiant makes this affidavit for that purpose of inducing the *Fidelity National Title Insurance Company* to issue its Title Insurance Policy, describing the above mentioned property.

Subscribed and sworn to before me by the said **PAULA MALDONADO**.

By: Paula Maldonado
PAULA MALDONADO

This 9th day of October, A.D. 2015

Liliana Marmeluc
Notary Public Liliana Marmeluc



9/10
N
N
30 yes
yes
pe

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**SKOKIE HEALTH DEPARTMENT
SKOKIE, ILLINOIS
MEDICAL CERTIFICATE OF DEATH**

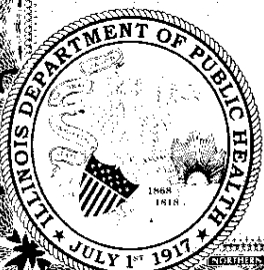
STATE FILE NUMBER 2013.0056743

DATE ISSUED 7/31/2013

DECEDENT'S LEGAL NAME NICHOLAS MALDONADO				SEX MALE	DATE OF DEATH JULY 21, 2013
COUNTY OF DEATH COOK		AGE AT LAST BIRTHDAY 56 YEARS		DATE OF BIRTH SEPTEMBER 22, 1956	
CITY OR TOWN SKOKIE			HOSPITAL OR OTHER INSTITUTION NAME 8849 EWING AVENUE		
PLACE OF DEATH DECEDENT'S HOME					
BIRTHPLACE NEW YORK, NY		SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH MARRIED		SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME PAULA LONDON
RESIDENCE 8849 EWING AVENUE		APT. NO.	CITY OR TOWN SKOKIE		INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60203	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION NICHOLAS MALDONADO		MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION GINA VELEZ
INFORMANT'S NAME PAULA MALDONADO		RELATIONSHIP WIFE		MAILING ADDRESS 8849 EWING AVENUE, EVANSTON, IL, 60203	
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION MONTROSE CREMATORY		LOCATION - CITY OR TOWN AND STATE CHICAGO, IL	DATE OF DISPOSITION JULY 26, 2013
FUNERAL HOME CHICAGO JEWISH FUNERALS, 8851 NORTH SKOKIE BOULEVARD, SKOKIE, IL, 60077					
FUNERAL DIRECTOR'S NAME PEGGI A LAKE				FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014479	
LOCAL REGISTRAR'S NAME CATHERINE COUNARD				DATE FILED WITH LOCAL REGISTRAR JULY 25, 2013	
CAUSE OF DEATH PART I. ARRHYTHMIA					
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a. _____ Due to (or as a consequence of):		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	MINUTES
		b. ELECTROLYTE DISORDER _____ Due to (or as a consequence of):			YEARS
		c. RENAL FAILURE _____ Due to (or as a consequence of):			YEARS
PART II. Enter other <i>significant conditions contributing to death</i> but not resulting in the underlying cause given in PART I. HYPERTENSION, DIABETES				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 APRIL 15, 2013	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES		DATE PRONOUNCED	TIME OF DEATH 08:45 PM
CERTIFIER PHYSICIAN				DATE CERTIFIED JULY 25, 2013	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH MARK LEVY, 4959 GOLF ROAD, SKOKIE, ILLINOIS, 60076				PHYSICIAN'S LICENSE NUMBER 036086345	

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.

Catherine A. Counard, MD, MPH
Catherine A. Counard, M.D., M.P.H.
Local Registrar/Director of Health
Skokie, Illinois



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EXHIBIT A

The following described property:

Lots 196 and 197 in Swenson Brother's Second Addition to College Hill Addition to Evanston, being a subdivision of Lots 5 and 6 (except the east 660 feet thereof) in Assessor's Division of the Southeast 1/4 of Section 14, Township 41 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded October 20, 1923, as Document 8133027 in Cook County, Illinois.

Assessor's Parcel No: 10-14-424-048



+U05572557+

1632 10/26/2015 80114692/1

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LAST WILL AND TESTAMENT****OF****NICHOLAS MALDONADO**

I, **NICHOLAS MALDONADO**, of Skokie, Illinois, make this my will and revoke all prior wills and codicils.

FIRST

Taxes - Expenses

My executor shall pay all expenses of my last illness and funeral, costs of administration including ancillary, costs of safeguarding and delivering legacies, and other proper charges against my estate (excluding debts secured by real property or life insurance). My executor shall also pay all estate and inheritance taxes assessed by reason of my death. Interest and penalties concerning any tax shall be paid and charged in the same manner as the tax.

My executor's selection of assets to be sold to make the foregoing payments or to satisfy any pecuniary legacies, and the tax effects thereof, shall not be subject to question by any beneficiary.

My executor shall make such elections and allocations under the tax laws as my executor deems advisable, without regard to the relative interests of the beneficiaries and without liability to any person. No adjustment shall be made between principal and income or in the relative interests of the beneficiaries to compensate for the effect of elections or allocations under the tax laws made by my executor.

The balance of my estate which remains after the foregoing payments have been made or provided for shall be disposed of as hereinafter provided.

SECOND

Family

My wife's name is **PAULA MALDONADO**, and she is herein referred to as "my wife." I have three children now living, namely:

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LANI MALDONADO, born March 18, 1985;

MARI MALDONADO, born December 13, 1987; and

NIKI MALDONADO, born August 9, 1991.

THIRD

Personal Effects

I give all my personal and household effects, automobiles, and collections, and any insurance policies thereon, to my wife if she survives me by 30 days, otherwise to my children who so survive me to be divided equally among them as they agree. My executor shall sell any property as to which there is no agreement within 60 days after my death and shall add the proceeds to the residue of my estate.

If a child is a minor at the time of distribution, the guardian of or person in loco parentis to the child shall represent him or her in the division of the property, receipt for and hold his or her share or sell all or any part of it, and deliver the share or proceeds to the child when he or she reaches majority, or earlier if the guardian or person considers it to be for the child's best interests.

FOURTH

Residue

All the residue of my estate, wherever situated, including lapsed legacies, but expressly excluding any property over which I may have power of appointment at my death, I give to my wife if she survives me, otherwise in equal shares to such of my children as shall be living at my death, except that the then living descendants of a deceased child of mine shall take per stirpes the share which the child would have received if living. If a descendant is a minor, payment may be made for the benefit of the descendant to a custodian under a Uniform Transfers or Gifts to Minors Act. For purposes of this will, my wife shall be deemed to have survived me if the order of our deaths cannot be proved.

FIFTH

Guardian Appointment

If my wife does not survive me or dies after my death without providing for the custody of a minor child of mine, I name **LANI MALDONADO** as guardian of the person of that child. If a guardian of the estate of a minor child is necessary, I name **LANI MALDONADO** to serve in that capacity. No bond or security shall be required of any guardian.

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SIXTH

Executor Appointment. I appoint my wife, **PAULA MALDONADO**, as executor of this will. If for any reason my wife is unwilling or unable to act as executor, I appoint **HERBERT KLEISCH** of Skokie, Illinois as executor of this will. If for any reason **HERBERT KLEISCH** is unwilling or unable to act as executor, I appoint **JOSEPH RUCK** of Rolling Meadows, Illinois as executor of this will.

Executor Powers. I give my executor power to retain any property that I own at my death, and to invest in bonds, stocks, notes, bank deposits, shares of registered investment companies, or other property, and to retain or make any investment without liability, regardless of type, quality, marketability or any rule requiring diversification; to lease, borrow with or without security from any lender, sell or exchange all or any part of my estate, real or personal, for such prices and such terms as my executor deems proper; to compromise, contest, prosecute or abandon claims in favor of or against my estate; to distribute income and principal in cash or in kind, or partly in each, and to allocate or distribute undivided interests or different assets or disproportionate interests in assets (and no adjustment shall be made to compensate for a disproportionate allocation of unrealized gain for federal income tax purposes), and to value my estate in order to make a location or distribution, and no action taken by my executor pursuant to this power shall be subject to question by any beneficiary; to determine in cases not covered by statute the allocation of receipts and disbursements between income and principal; to deal with the fiduciary of any trust or estate in which any beneficiary under this will has an interest, though an executor hereunder is such fiduciary; to deal with a corporate executor hereunder individually or a parent or affiliate company; and to execute and deliver necessary instruments and give full receipts and discharges. My executor shall have power to inspect and monitor businesses and real property (whether held directly or through a partnership, corporation, trust or other entity) for environmental conditions or possible violations of environmental laws; to remediate environmentally-damaged property or to take steps to prevent environmental damage in the future, even if no action by public or private parties is currently pending or threatened; to abandon or refuse to accept property which may have environmental damage; my executor may expend estate funds to do the foregoing, and no action or failure to act by my executor pursuant to this power shall be subject to question by any beneficiary. The foregoing powers shall be exercised by my executor without authorization by any court and, as to property subject to administration outside the state of my domicile, only with the approval of my domiciliary executor. No bond or security shall be required of any executor wherever acting. If permitted by law and if not inconsistent with the best interests of the beneficiaries as determined by my executor, the administration of my estate shall be independent of the supervision of any court.

Headings. The headings in this will are for convenience of reference only and shall not be considered in the interpretation of this will.

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IN WITNESS WHEREOF I have signed this will, consisting of five (5) pages, the following page included, and for the purpose of identification have placed my initials at the foot of each preceding page, this 11th day of November, 2008.

Nicholas Maldonado

NICHOLAS MALDONADO

We certify that the above instrument was on the date thereof signed and declared by **NICHOLAS MALDONADO** as his will in our presence and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing **NICHOLAS MALDONADO** to be of sound mind and memory at the time of signing.

D. A. Walker

Residing at

2405 HALINA DR

GLENNVIEW, IL 60026

David Palmer

Residing at

3903 Highland

ARLINGTON HTS, IL 60004

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STATE OF ILLINOIS

COUNTY OF COOK

We, the undersigned, being the testator and the witnesses, respectively, whose names are signed to the foregoing instrument, and being first duly sworn, do hereby declare to the undersigned authority that the testator, in the presence of witnesses, signed the instrument as his last will and that he signed willingly; and that each of the witnesses, in the presence of the testator and in the presence of each other, signed the will as a witness and that to the best of his or her knowledge the testator was at that time of legal age, of sound mind and under no constraint or undue influence.

Nicholas Maldonado
TESTATOR

D.A. Wilson
WITNESS

David Tolson
WITNESS

Signed and sworn to before me by **NICHOLAS MALDONADO**, the testator, and by each of the above witnesses, this 11th day of November, 2008.

Philip Greenblatt
NOTARY PUBLIC

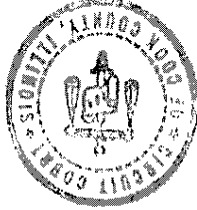
My commission expires 11-24-2009



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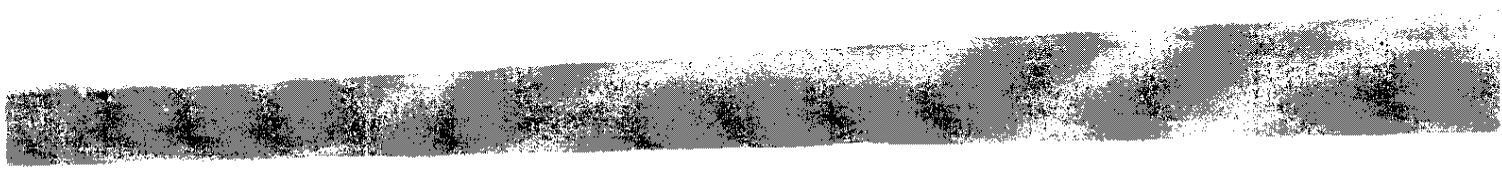
13 SEP 24 AM 11:42
JENNIFER BROWN
CLERK OF CIRCUIT COURT
PROBATE DIVISION

CLERK OF CIRCUIT COURT
JENNIFER BROWN
SEP 24 2013



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

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DOROTHY BROWN
Clerk of the Circuit Court
Probate Division
Richard J. Daley Center, Room 1202
Chicago, Illinois 60602

SEP 24 2013

Received of Philip Greenblatt

An instrument purporting to be the last will and testament of
Nicholas Maldonado Dec'd

Containing 5 Pgs. Dated 11-11-08

Date of Death 7-21-13

By [Signature] DOROTHY BROWN
Deputy Clerk

CCP-0182 (Rev. 3/28/02)

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COPY