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Doc# 1719149025 Fee \$58.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2017 11:13 AM PG: 1 OF 11

Above Space for Recorder's Use Only

Deceased Joint Tenancy Affidavit

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

1. I, RICHARD E. RYAN, the surviving tenant of the tenancy by the entireties created by the deed with the document number 2803066, do hereby declare under oath that the other tenant, my wife, SUZANNE P. RYAN, died on April 23, 2006, as evidenced by the attached certified copy of her medical certificate of death. (See Exhibit A)
2. I also declare that the aforementioned named deceased tenant by the entireties was an owner of the property in COOK County, Illinois, with the following legal description:

SOUTH 6 FEET OF LOT NINETEEN (19) & ALL OF LOT TWENTY (20) IN BLOCK TWO (2) IN KENT'S SUBDIVISION OF BLOCKS TWO (2) & THREE (3) IN GREENDALE, A SUBDIVISION OF THE NORTH FORTY (40) ACRES OF THE SOUTH SIXTY (60) ACRES OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) (EXCEPT THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1047 S. Harvey Avenue, Oak Park, IL 60304

PIN: 16-17-310-038-0000

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3. That the deceased died leaving a Last Will and Testament, a copy of which is attached hereto (See Exhibit B). The original of the unproven Will shall be filed with the Clerk of the Probate Division of the Circuit Court of Cook County, Illinois.

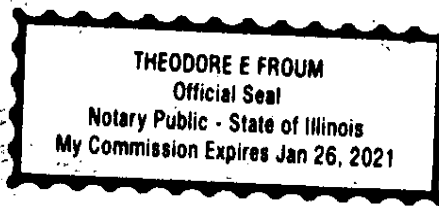
Richard E Ryem

Affiant

Subscribed and sworn to before
me on JUNE 30, 2017

Theodore E. Froum

Notary Public



Prepared by: THEODORE E. FROUM, Esq., 500 Davis Street, Ste. 812, Evanston, IL 60201

Mail to: THEODORE E. FROUM, Esq., 500 Davis Street, Ste. 812, Evanston, IL 60201

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EXHIBIT A

~~Property of Cook County Clerk's Office~~

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OAK PARK, ILLINOIS

OAK PARK HEALTH DEPARTMENT OFFICE OF VITAL RECORDS
 STATE OF ILLINOIS
 STATE FILE NUMBER

REGISTRATION DISTRICT NO. 16-24
 REGISTERED NUMBER 206

MEDICAL CERTIFICATE OF DEATH

Type or Print in PERMANENT INK. See Funeral Directors, Hospital, or Physicians Handbook for INSTRUCTIONS

DECEASED NAME: FIRST SUZANNE, MIDDLE P., LAST RYAN SEX 2 FEMALE DATE OF DEATH (MONTH, DAY, YEAR) 3 APRIL 23, 2006

COUNTY OF DEATH 4 COOK AGE LAST BIRTHDAY (YRS) 58 6 1 UNDER 1 YEAR: 5b UNDER 1 DAY: 5c DATE OF BIRTH (MONTH, DAY, YEAR) 5d MAY 16, 1944

CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER 6a OAK PARK HOSPITAL OR OTHER INSTITUTION NAME (IF NOT IN EITHER, GIVE STREET AND NUMBER) 6b RUSH OAK PARK HOSPITAL IF HOSP. OR INST. INDICATE D.O. OP. EMER. RM. INPATIENT (SPECIFY) 6c INPATIENT

DECEASED
 B
 C
 D
 E

BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY) 7 WATFORD, TWP. MARRIED/NEVER MARRIED/WIDOWED/DIVORCED (SPECIFY) 8a MARRIED NAME OF SURVIVING SPOUSE (MAIDEN NAME, IF WIFE) 8b RICHARD PATRICK RYAN WAS DECEASED EVER IN ARMED FORCES? (YES/NO) 9 NO

SOCIAL SECURITY NUMBER 10 6826 USUAL OCCUPATION 11a TEACHER KIND OF BUSINESS OR INDUSTRY 11b EDUCATION EDUCATION (SPECIFY ONLY HIGHEST GRADE COMPLETED) 12 College (11 or 5+)

RESIDENCE (STREET AND NUMBER) 13a 1047 S HARVEY CITY, TOWN, TWP. OR ROAD DISTRICT NO. 13b OAK PARK INSIDE CITY (YES/NO) 13c YES COUNTY 13d COOK

STATE 13e ILLINOIS ZIP CODE 13f 60304 RACE (WHITE, BLACK, AMERICAN INDIAN, etc.) (SPECIFY) 14a WHITE OF HISPANIC ORIGIN? (SPECIFY NO OR YES - IF YES, SPECIFY CUBAN, MEXICAN, PUERTO RICAN, etc.) 14b NO

PARENTS

FATHER NAME: FIRST 15 JOHN, MIDDLE D., LAST POLMEAR MOTHER NAME: FIRST 16 JOANNE, MIDDLE RUSSELL

INFORMANT

INFORMANT'S NAME (TYPE OR PRINT) 17a JOAN P. JANICK RELATIONSHIP 17b MEDICAL RECORDS MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, ZIP) 17c 520 S MAPLE AV., OAK PARK, IL, 60304

CAUSE

18. PART I. Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. APPROXIMATE INTERVAL (BETWEEN ONSET AND DEATH)

Immediate Cause (Final disease or condition resulting in death) (a) Tachycardia

CONDITIONS, IF ANY, WHICH GIVE RISE TO IMMEDIATE CAUSE (a), STATING THE UNDERLYING CAUSE LAST. (b) Sepsis

(c) Liver Disease

OPERATION

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

DATE OF OPERATION, IF ANY 20a MAJOR FINDINGS OF OPERATION 20b AUTOPSY (YES/NO) 19a NO WERE AUTOPSY FINDINGS AVAILABLE FOR COMPLETION OF CAUSE OF DEATH? (YES/NO) 19b

IF FEMALE WAS THERE A PREGNANCY IN PAST THREE MONTHS? 20c YES NO

CERTIFIER

(I) (DID ~~OR DID NOT~~) ATTEND THE DECEASED (MONTH, DAY, YEAR) 21a APRIL 22, 2006 WAS CORONER OR MEDICAL EXAMINER NOTIFIED? (YES/NO) 21b YES HOUR OF DEATH 21c 4:00 A.M.

TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.

22a SIGNATURE TAHIR ROHALL M.D. DATE SIGNED (MONTH, DAY, YEAR) 22b 4/24/06

NAME AND ADDRESS OF CERTIFIER (TYPE OR PRINT) 22c TAHIR ROHALL M.D., 2910 S. HARLEM AV., RIVERSIDE, IL, 60540 ILLINOIS LICENSE NUMBER 22d 36087235

(NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER) (TYPE OR PRINT) 23 NOTE: IF AN INJURY WAS INVOLVED IN THIS DEATH THE CORONER OR MEDICAL EXAMINER MUST BE NOTIFIED.

DISPOSITION

BURIAL/CREMATION/REMOVAL (SPECIFY) 24a CREMATION CEMETERY OR CREMATORY NAME 24b TRISONS CREMATORY LOCATION (CITY OR TOWN, STATE) 24c LOMBARD, ILL. DATE (MONTH, DAY, YEAR) 24d APRIL 25, 2006

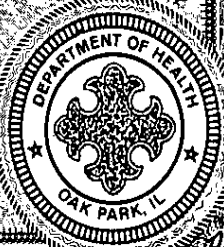
FUNERAL HOME (NAME, STREET AND NUMBER OR R.F.D., CITY OR TOWN, STATE, ZIP) 25a GAMBONEY & SON, 1006 WISCONSIN AVE., OAK PARK, ILL., 60304

FUNERAL DIRECTOR'S SIGNATURE 25b Robt. Gamboney FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 25c 034011519

LOCAL REGISTRAR'S SIGNATURE 26a DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR) 26b APR 24 2006

VR200 (Rev. 5/89) This is to certify that this is a true and correct copy from the official records filed with the Illinois Department of Public Health. (BASED ON 1989 U.S. STANDARD CERTIFICATE)

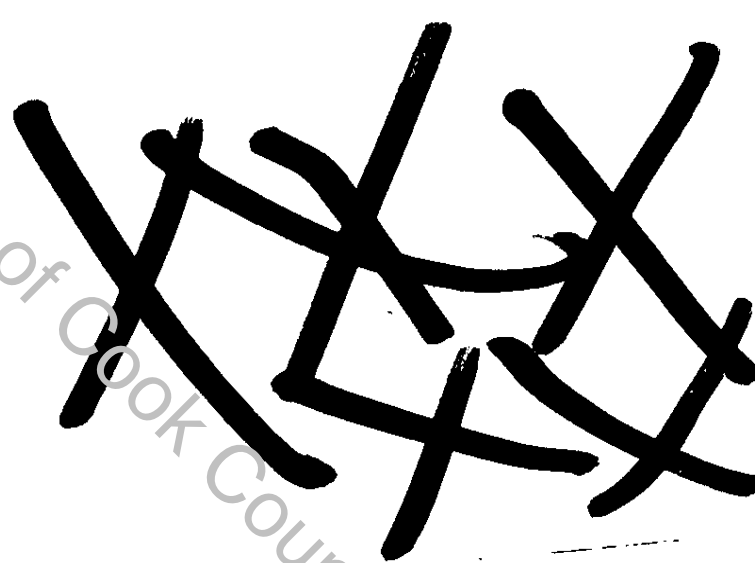
Georgina Poljak, MD
 LOCAL REGISTRAR



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EXHIBIT B

Property of Cook County Clerk's Office



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Last Will and Testament of Suzanne P. Ryan

I, Suzanne P. Ryan, of 1047 South Harvey, Oak Park, Illinois, declare this to be my Last Will and Testament. I hereby revoke all other wills and codicils made by me.

ARTICLE ONE

At the time of executing this will, I am married to Richard ("Patrick") Ryan. We have four children. My children and their spouses or life partners are:

1. Michael Patrick Ryan, also known as Abdul Malik Ryan of Chicago, Illinois, who is married to Moona Malik;
2. Martin John Ryan of Chicago, Illinois, who is married to Lisa Sciolaro;
3. Daniel Eric Ryan of Homewood, Illinois, who is married to Kristen Dana Ryan, and,
4. Rebecca Lindsay-Ryan of Evanston, Illinois, whose life partner is Elisabeth Lindsay-Ryan.

For the purposes of this Will, to the extent permissible under Illinois law, a person designated as a "life partner" of one of my descendants or beneficiaries who is not legally married shall have the same rights and interests under this Will as the spouse of a descendant or beneficiary. When used in this Will, the term "spouse" shall include the "life partner" as designated by such descendant or beneficiary who is not legally married. In the event that the laws of Illinois are amended to recognize civil unions of persons, which unions are not considered to be the equivalent of marriage by law, then such union shall be considered the equivalent of marriage for purposes of this Will.

ARTICLE TWO

The following shall be paid by my Executor: all of my debts that are due and owing at my death, funeral expenses, estate administration expenses and taxes that become payable as a consequence of my death. These payments shall be made from the residue of my estate, without reimbursement to any person.

ARTICLE THREE

I give all of my personal effects, household goods and vehicles to my husband, Richard ("Patrick") Ryan of Oak Park, Illinois, if he survives me. If my husband does not survive me, then I give all of my personal effects, household goods and vehicles to my children, as they shall agree. If my surviving children do not agree within six months of my death, then my personal effects, household goods and vehicles shall be disposed of as my Executor will decide.

ARTICLE FOUR

I give all of the rest and residue of my estate to my husband, Richard ("Patrick") Ryan of Oak Park, Illinois, if he survives me. If my husband does not survive me, then I give all of the rest and residue of my estate to my children, their spouses and my descendants, according to the provisions of Article Five through Article Nine of this Will. If any one of the shares created by

Testator's signature:

Suzanne P. Ryan *J. J. JAS*

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Article Five through Article Nine will lapse, that share shall be distributed among my surviving descendants, in proportion to their own shares in this Will.

ARTICLE FIVE

If my husband does not survive me, I give one-fourth of the residue of my estate to my son Michael Patrick Ryan, also known as Abdul Malik Ryan. If my son Michael Patrick Ryan, also known as Abdul Malik Ryan does not survive me, then I give one-fourth of the residue of my estate to his wife, Moona Malik. If neither Michael Patrick Ryan, also known as Abdul Malik Ryan nor Moona Malik survive me, then I give one-fourth of the residue of my estate to the children of Michael Patrick Ryan, also known as Abdul Malik Ryan, to be divided among them in equal shares. In the event that any of the children of Michael Patrick Ryan, also known as Abdul Malik Ryan, precedes his or her parents and me in death, the share for that grandchild shall pass to that grandchild's spouse, if any. If such predeceased grandchild is survived by descendants, but not a spouse, then that grandchild's share shall pass to the descendants of such predeceased grandchild, per stirpes.

If any of my grandchildren named in this Article would be entitled to a share of the residue of my estate, but precede me in death without leaving either a surviving spouse or descendants, then that predeceased grandchild's share shall be divided among the other persons designated in this Article, in equal shares.

If none of the persons designated in this Article survives me, then the share shall lapse.

ARTICLE SIX

If my husband does not survive me, I give one-fourth of the residue of my estate to my son Martin John Ryan of Chicago, Illinois. If my son Martin John Ryan does not survive me, then I give one-fourth of the residue of my estate to his wife, Lisa Sciolaro. If neither Martin John Ryan nor Lisa Sciolaro survive me, then I give one-fourth of the residue of my estate to the children of Martin John Ryan, in equal shares. In the event that any of the children of Martin John Ryan precedes his or her parents and me in death, the share for that grandchild shall pass to that grandchild's spouse, if any. If such predeceased grandchild is survived by descendants, but not a spouse, then that grandchild's share shall pass to the descendants of such predeceased grandchild, per stirpes.

If any of my grandchildren named in this Article would be entitled to a share of the residue of my estate, but precede me in death without leaving either a surviving spouse or descendants, then that predeceased grandchild's share shall be divided among the other persons designated in this Article, in equal shares.

If none of the persons designated in this Article survives me, then the share shall lapse.

ARTICLE SEVEN

If my husband does not survive me, I give one-fourth of the residue of my estate to my son Daniel Eric Ryan of Homewood, Illinois. If my son Daniel Eric Ryan does not survive me, then I give one-fourth of the residue of my estate to his wife, Kristen Ryan. If neither Daniel Eric Ryan nor Kristen Ryan survive me, then I give one-fourth of the residue of my estate to the children of Daniel Eric Ryan and the children of Kristen Ryan, in equal shares for each child. In the event that any child of Daniel Eric Ryan or child of Kristen Ryan precedes his or her parents and me in

Angela P. Ryan 

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death, the share for that grandchild shall pass to that grandchild's spouse, if any. If such predeceased grandchild is survived by descendants, but not a spouse, then that grandchild's share shall pass to the descendants of such predeceased grandchild, per stirpes.

If any child of Daniel Eric Ryan or child of Kristen Ryan would be entitled to a share of the residue of my estate, but prececes me in death without leaving either a surviving spouse or descendants, then that predeceased grandchild's share shall be divided among the other persons designated in this Article, in equal shares.

If none of the persons designated in this Article survives me, then the share shall lapse.

ARTICLE EIGHT

If my husband does not survive me, I give one-fourth of the residue of my estate to my daughter, Rebecca Lindsay Ryan of Evanston, Illinois. If my daughter, Rebecca Lindsay-Ryan does not survive me, then I give one-fourth of the residue of my estate to her life partner, Elisabeth Lindsay-Ryan. If neither Rebecca Lindsay-Ryan or Elisabeth Lindsay-Ryan survive me, then I give one-fourth of the residue of my estate to the children of Rebecca Lindsay-Ryan, in equal shares. In the event that any of the children of Rebecca Lindsay-Ryan prececes his or her parents and me in death, the share for that grandchild shall pass to that grandchild's spouse, if any. If such predeceased grandchild is survived by descendants, but not a spouse, then that grandchild's share shall pass to the descendants of such predeceased grandchild, per stirpes.

If any of my grandchildren named in this Article would be entitled to a share of the residue of my estate, but preceed me in death without leaving either a surviving spouse or descendants, then that predeceased grandchild's share shall be divided among the other persons designated in this Article, in equal shares.

If none of the persons designated in this Article survives me, then the share shall lapse.

ARTICLE NINE

If any person designated in this Will receives a share of the residue of my estate, but has not yet reached the age of eighteen years, my Executor shall distribute such share to the Custodian for the minor child, pursuant to the provisions of the Illinois Uniform Gifts to Minors Act or other relevant state law.

Whenever used in this Will, the words "child" and "children" shall mean any child born before or after the date of this Will, regardless of legitimate status, including children both by blood and by adoption. Whenever used in this Will, the word "descendants" shall mean descendants of whatever degree, regardless of legitimate status, including descendants both by blood and by adoption. For purposes of this Will, a person will be regarded as having been adopted by another only if the adoption is by court proceedings, the finality of which is not being contested by the adopting person. A child in utero will be regarded for purposes of this Will as though such child were then living, but only if such child survives birth.

ARTICLE TEN

In disposing of my real estate at 1047 Harvey, Oak Park, Illinois, my Executor shall offer the property for sale as follows: first, to my son Martin John Ryan; second, to my children; third, to my other descendants; fourth, for public sale or auction.

[Handwritten signature: Daniel E. Ryan]

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If property is sold by my estate to one or more of my children or descendants, the sale price shall be set by an independent appraisal. The appraiser shall be selected by my Executor and reasonable appraisal costs shall be paid by my estate. The proceeds of such sale shall be distributed as part of the rest and residue of my estate.

If the purchaser is to receive a distribution under this Will, and so agrees, my Executor may reduce the sale price of the real estate and make a corresponding deduction in the purchaser's cash distribution from the residue of my estate. My Executor shall not unreasonably refuse such a request by the purchaser. The value of any price reduction shall be included in the purchaser's share of the residue of my estate.

ARTICLE ELEVEN

I appoint my son Daniel Eric Ryan of Homewood, Illinois to be my Executor. If Daniel Eric Ryan fails to act or ceases to act as my Executor, or is unwilling or unable to act, I appoint Martin John Ryan of Chicago, Illinois to be my Executor. If each of the aforementioned persons fail to act or ceases to act as my Executor, or are unwilling or unable to act, my surviving beneficiaries under this Will who are at least 18 years of age shall choose an Executor.

My Executor will serve without compensation or bond.

My Executor will at all times act for the welfare of my beneficiaries, as my Executor deems best. My Executor will not be liable for any loss or depreciation of assets that are retained by my estate.

ARTICLE TWELVE

My Executor shall have the full powers and authority granted by law, as well as the following: to sell the property of my estate at public or private sale, without court order, at any time; to mortgage, lease or license the property of my estate; to grant options; to set the terms and prices of sales; to settle and compound any and all claims in favor of my estate or against my estate; to invest and hold property on behalf of my estate's beneficiaries; to employ and compensate others to assist in the administration of my estate, and to make, execute and deliver all necessary deeds, contracts, mortgages, bills of sale or other instruments.

ARTICLE THIRTEEN

If my husband, Richard ("Patrick") Ryan, dies within 30 days of my death, or if the date of our deaths are not certain due to a common accident or disaster, the provisions of this Will shall take effect as if he predeceased me.

[SIGNATURE PAGE FOLLOWS]

Angela P. Ryan *A. J. Ryan*

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IN WITNESS WHEREOF, I have set my hand to this my Last Will and Testament, consisting of five (5) typewritten pages, on each of which I have placed my signature, this 15th day of July, 2005.

Suzanne P. Ryan
Suzanne P. Ryan, testator

This instrument, consisting of five (5) typewritten pages, each page having the signature of Suzanne P. Ryan, was this 15th day of July, 2005, signed, sealed, published and declared by Suzanne P. Ryan as her Last Will and Testament, in the presence of us, who at the request of Suzanne P. Ryan and in her presence, and in the presence of each other, have subscribed our names as witnesses. We each certify that Suzanne P. Ryan was at that time of sound mind and memory and not acting under constraint of any kind.

(Frances) K. Figg Address: 1103 S. HIGHLAND
OAK PARK, IL 60304

Lynda L. Shadrach Address: 1100 S. Highland
OAK PARK, IL 60304

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AFFIDAVIT

STATE OF ILLINOIS)
) SS
 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 the witnesses, signed the instrument as her last will, and that she 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 the time of sound mind and memory and not acting under constraint of any kind.

Testator: Suzanne P. Ryan

Witness: Frances B. Figg

Witness: Lynda L. Shadrake

Signed and sworn to before me and Suzanne P. Ryan, the testator, and by each of the above witnesses on this 15th day of July, 2005.

Robert C. Reilly Jr.
 Notary Public

My Commission Expires: 11/28/08

SEAL

