

# UNOFFICIAL COPY

## DECEASED JOINT TENANCY AFFIDAVIT



\*1734744056\*

Doc# 1734744056 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2017 12:40 PM PG: 1 OF 6

State of Illinois )  
County of Cook )

Thomas B. Chrisan, being duly sworn states that he resides at 3248 N. Richmond Street, Chicago, Illinois 60618

That he was acquainted with Thomas P. Chrisan, deceased who, at the time of his death, was one of the owners of the land in Cook County, Illinois, described as:

LOT 1 IN BLOCK 1 IN BATEMAN'S SUBDIVISION OF LOT 7 IN WARNER'S SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF MILWAUKEE PLANK ROAD IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-22-403-006-0000

Address of real estate: 4157 W. Addison, Chicago, Illinois 60641

That the deceased died October 18, 2005 as evidenced by a certified copy of death certificate of the deceased attached hereto.

That the deceased died:

       Leaving no Last Will and Testament.

  X   Leaving a Last Will and 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.

JA

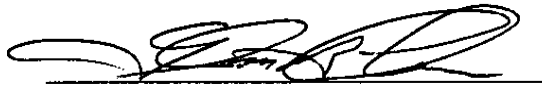
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That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of \$300,000.00 dollars.

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

Subscribed and sworn to before me by the said Thomas B. Chrisan this 11 day of December, 2017.

  
NOTARY PUBLIC





Cook County Clerk's Office

# CERTIFICATION OF DEATH RECORD

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### COOK COUNTY CLERK VITAL RECORDS CHICAGO, ILLINOIS MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2016 0008121

DATE ISSUED 12/13/2017

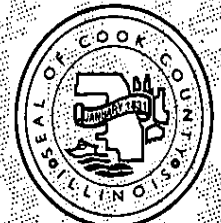
DECEDENT'S LEGAL NAME THOMAS P CHRISAN		SEX MALE	DATE OF DEATH JANUARY 27, 2016	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 77 YEARS	DATE OF BIRTH MARCH 09, 1938		
CITY OR TOWN PARK RIDGE		HOSPITAL OR OTHER INSTITUTION NAME ADVOCATE LUTHERAN GENERAL HOSPITAL		
PLACE OF DEATH INPATIENT				
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 3442 N LAVERGNE	APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60641	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION WALTER CHRISAN	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION WANDA DRABECK
INFORMANT'S NAME THOMAS B CHRISAN		RELATIONSHIP SON	MAILING ADDRESS 3248 N RICHMOND, CHICAGO, IL, 60618	
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION FOREST CREMATORY	LOCATION - CITY OR TOWN AND STATE ROMEVILLE, IL	DATE OF DISPOSITION FEBRUARY 02, 2016	
FUNERAL HOME CREMATION SOCIETY OF ILLINOIS - EDISON PARK, 6471 NORTHWEST HIGHWAY, CHICAGO, IL 60631				
FUNERAL DIRECTOR'S NAME CAROLYN BETH HARTMANN			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016694	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR FEBRUARY 2, 2016	
CAUSE OF DEATH	PART I	SEPSIS	APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	DAYS
IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	a.	Due to (or as a consequence of):		DAYS
	b.	ACUTE RESPIRATORY FAILURE		DAYS
	c.	PNEUMONIA		DAYS
<small>Due to (or as a consequence of):</small>				
PART II. Enter other <i>significant conditions contributing to death</i> 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: JANUARY 27, 2016	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED:	TIME OF DEATH 01:39 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED FEBRUARY 01, 2016	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH: MORRIS MAUER, 1460 MARKET STREET SUITE 300, DES PLAINES, ILLINOIS, 60016			PHYSICIAN'S LICENSE NUMBER 036070419	

D00121091



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



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## WILL OF

THOMAS P. CHRISAN

I, THOMAS P. CHRISAN, of Chicago, Cook County, Illinois, revoke all wills and codicils which I have made and declare this to be my Will.

### ARTICLE ONE

#### Family

I am a married man. My wife's name is CATHERINE CHRISAN, who shall hereinafter be referred to as my "Wife". I have one child that was born of me now living, namely, THOMAS B. CHRISAN, which child shall hereinafter be referred to as my "Son". No children were adopted by me during my lifetime.

### ARTICLE TWO

#### Administration Expenses and Taxes

2.01 My Executor shall pay the expenses of my last illness and funeral, costs of administration including delivery and safeguarding of bequests, and other proper charges against my estate, excluding debts secured by real estate or life insurance. My Executor shall pay all Federal and state death taxes except any generation-skipping tax imposed by Chapter 13 of the Internal Revenue Code or successor provisions, payable by reason of my death (including any interest and penalties). However, notwithstanding the foregoing, my Executor shall request the Trustee under THE THOMAS P. CHRISAN TRUST, dated June 27, 2001 to pay any expenses, debts, and taxes which cannot be paid out of my probate estate without necessitating (1) the abatement of any non-residuary devise or legacy, or (2) the sale of assets which are not readily marketable. In any event, United States Treasury bonds redeemable at par in payment of Federal estate taxes (whether held by the Trustee under my Declaration of Trust or the Executor hereunder) shall be used first in payment of such tax. Any such bonds held by my Executor shall be used for the payment of the Federal estate tax before any such bonds held by the Trustee are used for that purpose.

2.02 All payments made under this Article shall be paid from the principal of my residuary estate, without apportionment or reimbursement from any person except as provided in Sections 2207 and 2207A of the Internal Revenue Code (or any successor provisions) for any taxes attributable to property over which I have a power of appointment or property in which I have a qualified terminable interest for life.

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## ARTICLE THREE Personal Property

I direct that all my tangible personal property, wherever located, including but not limited to my clothing, automobiles, collections, furniture and furnishings, and all jewelry, gold and silver is to be distributed to my Wife.

## ARTICLE FOUR Residuary Estate

I give all of my residuary estate, being all property passing under this Will reduced by the payments provided for under the preceding Articles, but not including any property over which I have a power of appointment, to the Trustee acting at the time of my death under THE THOMAS P. CHRISAN TRUST executed on June 27, 2001, prior to the execution of this Will, by me as Grantor, and accepted by myself as Trustee.

## ARTICLE FIVE Executor

5.01 I appoint my Wife, CATHERINE CHRISAN, Executor of this Will.

5.02 In the event of the death of my Wife, or her refusal or inability to act as Executor herein, I appoint my Son, THOMAS B. CHRISAN to act as said Executor, and said Successor Executor shall be vested with all the titles, rights, powers, privileges, duties and discretions herein conferred upon my Executor, as if he had originally been appointed Executor herein.

5.03 No surety or other security shall be required on any bond furnished by my Executor or my Successor Executor in any jurisdiction for any purpose.

5.04 My Executor shall have, during the period of administration of my estate, the power to disclaim any property or interest in property on my behalf, the same powers granted to the Trustee of the Trust described in Article Four, and any other powers granted by law, to be exercised without order of any court as my Executor determines to be in the best interest of my estate.

This will, consisting of three (3) pages, each of which has been identified by my name or initials, was signed by me on this 27 day of June, 2001, at Chicago, Illinois.

 (SEAL)  
THOMAS P. CHRISAN

