


DECEASED JOINT TENANCY
AFFIDAVIT



1829247004

Doc# 1829247004 Fee \$54.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2018 11:43 AM PG: 1 OF 9

BARBARA A. SULLIVAN (also known as BARBARA SULLIVAN), hereinafter referred to as the affiant, states under oath that the affiant resides at 16729 Kimbark Court, South Holland, Illinois 60473, and that I am the surviving tenant of a joint tenancy created by the deed with document number 0318447163, and I do hereby declare under oath

the joint tenant, JOHN F. SULLIVAN (also known as JOHN SULLIVAN) died on June 23, 2017 as evidenced by the attached copy of his death certificate (see attached). I also declare that the aforementioned named joint tenant was an owner of the property located in Cook County, Illinois, and legally described as follows:


Lot 53 in 1st Addition to Catalina, a subdivision of that part of Lot 2 (except the North 14 Acres thereof) in County Clerk's Division of the East 1/2 of the Southeast 1/4 of Section 22, lying East of the East line of the West 30 Acres of the south 60 acres of the East 1/2 of the Southeast 1/4 of said Section 22, Excepting from last described part of Lot 2 in County Clerk's Division that part of the South 87.0 feet thereof lying West of the East 50.0 feet thereof , All in Township 36 North, Range 14 East of the third principal Meridian in Cook County, Illinois.

Property Identification Number: 29-22-417-002-0000

Address(es) of Real Estate: 709 East 169th Street, South Holland, Illinois 60473

That the decedent died, leaving a LAST WILL & TESTAMENT, a copy of which is attached, and the ORIGINAL OF THE PROVEN WILL HAS BEEN filed with the Clerk of the Probate Division of the Circuit Court of Cook County.

Further affiant sayeth not.




Barbara A. Sullivan (SEAL)

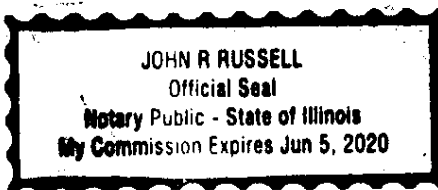
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Prepared by and MAIL TO:
John R. Russell
JOHN R. RUSSELL, LTD.
1820 Ridge Road, Suite 101
Homewood, Illinois 60430

Subscribed and Sworn to before me 29th day of August , 2018



Notary Public



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

STATE FILE NUMBER 2017 0052644

DATE ISSUED 6/30/2017

DECEDENT'S LEGAL NAME JOHN FRANCIS SULLIVAN SR		SEX MALE	DATE OF DEATH JUNE 23, 2017	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 82 YEARS	DATE OF BIRTH AUGUST 15, 1934		
CITY OR TOWN SOUTH HOLLAND		HOSPITAL OR OTHER INSTITUTION NAME 16729 S KIMBARK COURT		
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE ALIQUIPPA, PA	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME BARBARA A VAUGHN	EVER IN U.S. ARMED FORCES? YES
RESIDENCE 16729 S KIMBARK COURT	APT. NO.	CITY OR TOWN SOUTH HOLLAND	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60473	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION DANIEL J SULLIVAN	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION HILDA C SUTELLE
INFORMANT'S NAME BARBARA A SULLIVAN		RELATIONSHIP WIFE	MAILING ADDRESS 16729 S KIMBARK COURT, SOUTH HOLLAND, IL 60473	
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION SMITS FUNERAL HOME CREMATORY	LOCATION - CITY OR TOWN AND STATE DYER, IN	DATE OF DISPOSITION JUNE 30, 2017	
FUNERAL HOME SMITS DE YOUNG VROEGH; 649 E. 162ND. ST. SOUTH HOLLAND, IL, 60473				
FUNERAL DIRECTOR'S NAME JAMES E JANUSZ			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014438	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR JUNE 30, 2017	
CAUSE OF DEATH PART I: COLON CANCER				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a.	MANY MONTHS	
		b.	Due to (or as a consequence of)	
		c.	Due to (or as a consequence of)	
			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? NO	DATE LAST SEEN ALIVE UNKNOWN	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 08:53 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED JUNE 26, 2017	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH RAHMAWATI SIH, 6101 S COUNTY LINE RD, BURR RIDGE, IL, 60527			PHYSICIAN'S LICENSE NUMBER 036095119	

THIS WORD VOID APPEARS WHEN PHOTOCOPIED

NOT FOR EMBOSSED STATE AND COUNTY SEALS AT BOTTOM

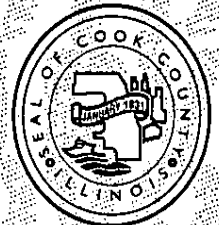


D00010963



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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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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WILL OF JOHN F. SULLIVAN, SR.

I, JOHN F. SULLIVAN, SR., of South Holland, Illinois, make this my Will and revoke all prior wills and codicils.

Article 1 My Family

My "spouse" is BARBARA A. SULLIVAN. I have 4 children now living, namely JOHN F. SULLIVAN, JR.; SHANNON SULLIVAN FONSECA; THOMAS M. SULLIVAN; and KELLY SULLIVAN CAVARRETTA.

Article 2 Gifts to Revocable Trust

I give my tangible personal property and the rest of the property I own at my death (excluding any property over which I have a power of appointment) to the trustee of the JOHN F. SULLIVAN, SR. REVOCABLE TRUST dated December 7, 1991, as amended and restated, previously signed by me, as in effect at my death (my "Revocable Trust"), to be held and administered as provided therein. My executor may distribute directly to any beneficiary under my Revocable Trust any property that, if distributed to the trustee, would then be distributed to the beneficiary.

Article 3 Executor

3.1 **Executor.** I name as my executor the first of the following who is from time to time willing and able to act:

(a) my spouse;

(b) SHANNON SULLIVAN FONSECA;

(c) JOHN F. SULLIVAN, JR.

3.2 **Waiver of Surety.** No security, surety, or bond shall be required of my executor. 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.

3.3 **Powers of Executor.** I give my executor power, without authorization of any court:

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(a) **Retention.** To retain any property, regardless of diversification and regardless of whether the property would be considered a proper estate investment and to continue or to permit the continuation of any business, incorporated or unincorporated, that I may own or in which I may have any interest at the time of my death for such period as my executor shall determine;

(b) **Sale.** To sell at public or private sale, contract to sell, grant options to buy, convey, transfer, exchange, or partition any real or personal property of my estate for such price and on such terms as my executor sees fit;

(c) **Real and Tangible Personal Property.** To make leases and subleases and grant options to lease, although the terms thereof commence in the future, to purchase, operate, maintain, improve, rehabilitate, alter, demolish, abandon, release, or dedicate any real or tangible personal property; and to develop or subdivide real property, grant easements, and take any other action with respect to real or tangible personal property that an individual owner thereof could take;

(d) **Borrowing.** To borrow money from any lender (including my executor individually), extend or renew any existing indebtedness, and mortgage or pledge any property;

(e) **Investing.** To invest in bonds, common or preferred stocks (including securities of any corporate fiduciary or of any affiliated corporation), notes, options, common trust funds, mutual funds, shares of any investment company or trust, or other securities, life insurance, partnership interests, general or limited, limited liability company interests, joint ventures, real estate, or other property of any kind, regardless of diversification and regardless of whether the property would be considered a proper estate investment;

(f) **Distribution; Determination of Value.** To distribute my estate in cash or in kind, or partly in each, to allocate or distribute undivided interests, different property, or disproportionate interests to the beneficiaries, and to determine the value of any property so allocated or distributed, but no adjustment shall be made to compensate for a disproportionate allocation of unrealized gain for income tax purposes, and no action taken by my executor pursuant to this subparagraph shall be subject to question by any beneficiary;

(g) **Rights as to Securities.** To have all the rights, powers, and privileges of an owner of securities, including, but not limited to, the powers to vote, give proxies, and pay assessments and to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations and, incident to such participation, to exercise or sell stock subscription or conversion rights;

(h) **Conservation of Assets.** To take any action that an individual owner of an asset could take to conserve or realize the value of the asset and with respect to any foreclosure, reorganization, or other change with respect to the asset;

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(i) **Delegation.** To employ agents, attorneys, and proxies of all types (including any firm in which a relative of mine or his or her spouse is a partner, associate, or employee or is otherwise affiliated) and to delegate to them any powers my executor considers advisable;

(j) **Principal and Income.** To determine in cases not covered by statute the allocation of receipts and disbursements between income and principal, except that reasonable reserves for depreciation, depletion, and obsolescence may be established out of income and credited to principal only to the extent that my executor determines that readily marketable assets in the principal of my estate will be insufficient for any renovation, major repair, improvement, or replacement of estate property that my executor deems advisable; and any premium paid for interest-bearing debt obligations shall be amortized as an income expense;

(k) **Dealing with Fiduciaries.** To deal with, purchase assets from, or make loans to the fiduciary of any trust made by me or a trust or estate in which any beneficiary under my Revocable Trust has an interest, even though my executor is the fiduciary, and to retain any assets or loans so acquired; regardless of diversification and regardless of whether the property would be considered a proper estate investment; to deal with a corporation acting as executor under this will or a parent or affiliate company; and to deal with the fiduciary of any other estate, trust, or custodial account even though the fiduciary is my executor;


(l) **Compromising Claims.** To litigate, compromise, settle, or abandon any claim or demand in favor of or against my estate;

(m) **Nominee Arrangements.** To hold any asset in the name of a nominee, in bearer form or otherwise, without disclosure of any fiduciary relationship;

(n) **Liability Insurance.** To purchase liability and casualty insurance of any kind for the protection of the estate, including comprehensive liability insurance;

(o) **Environmental Matters.** 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 that may have environmental damage; and to expend estate funds to do the foregoing; and no action or failure to act by my executor pursuant to this subparagraph shall be subject to question by any beneficiary;

(p) **Qualified Conservation Easements.** To create, on land meeting the requirements of Code §2031(c)(8)(A), a qualified conservation easement as defined in Code §2031(c)(8)(B); with or without the consent of any beneficiary, and to make the election provided in Code §2031(c)(6);

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(q) **Disclaimers.** To disclaim any property or interest on my behalf without court approval;

(r) **Instruments.** To execute and deliver necessary instruments and give full receipts and discharges;

(s) **Ancillary Executor.** To appoint any ancillary executor with the powers, and subject to the direction, of my executor; and


(t) **Powers of Trustee.** To exercise any power now or hereafter conferred by the statutes of Illinois on the trustee of a trust having its situs in Illinois.

3.4 **Payment of Expenses and Taxes.** To the extent directed by the trustee of my Revocable Trust, the executor shall pay out of the residue of my estate: (a) expenses of my last illness, funeral, and burial; (b) the expenses of administering my estate wherever incurred, including the costs of safeguarding and delivering tangible personal property; (c) death taxes; and (d) debts enforceable against my estate, other than debts secured by life insurance or by an interest in a land trust or cooperative or by real property.

3.5 **Apportionment and Reimbursement of Death Taxes and Expenses.** I do not waive any rights my executor has under §§ 2206, 2207, 2207A, and 2207B of the Internal Revenue Code of 1986, as amended, from time to time, including corresponding provisions of subsequent federal tax laws, or any similar statutes of any state (or any comparable provisions in effect on my death), and I authorize my executor to take such actions as are necessary to obtain reimbursement under those statutes, including withholding distributions. I waive all other rights to reimbursement and apportionment.

3.6 **Death Taxes.** "Death taxes" includes all estate, transfer, inheritance, and other succession taxes (including penalties and interest) imposed by reason of death. "Death taxes" shall not include generation-skipping transfer taxes imposed on any generation-skipping transfers other than direct skips made at my death of which I am the transferor. All generation-skipping transfer taxes on direct skips of which I am the transferor occurring at my death as a result of a disclaimer shall be paid from the assets or amount so disclaimed that resulted in the direct skip.

3.7 **Elections by Executor.** My executor (a) shall make the elections under tax laws; (b) shall make elections regarding the mode of distribution of the proceeds, or change the beneficial ownership, of any employee benefit plan, individual retirement plan, or insurance contract; (c) shall make allocations of any available GST exemption; (d) shall consent to a gift being taxed as if made one half by my spouse and one half by me; and (e) shall join in the execution and filing of any joint income tax return, as directed by the trustee of my Revocable Trust, or in the absence of such a direction, as my executor deems advisable. No adjustment shall be made between principal and income or in the relative interests of the beneficiaries to

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compensate for any such election, allocation or change. My executor shall elect to treat any fraction or all of any trust as qualified terminable interest property for federal estate tax purposes to the extent the trustee of my Revocable Trust directs or, in the absence of such a direction, to the extent my executor deems advisable.

3.8 Exoneration of Executor. Any individual executor acting in good faith shall not be liable for any act or omission. No executor shall be liable for any act or omission of another executor.

Article 4 Construction

4.1 Captions and Context of Terms. Captions shall have no impact or meaning, as to the terms of this document. Singular and plural and masculine, feminine, and neuter shall be interchangeable as required or permitted in the context of this instrument.

4.2 Incorporation by Reference. If my Revocable Trust is not in existence at my death, I incorporate by reference its terms as they existed when I signed my Will, and I give my tangible personal property and the residue of my estate to the trustee designated by those terms to be held, administered, and distributed pursuant to those terms.

Signed on September 29, 2004.

John F. Sullivan Sr.
JOHN F. SULLIVAN, SR.

The testator, JOHN F. SULLIVAN, SR., signed this Will in our presence on the date it bears. Immediately thereafter, at the testator's request and in the testator's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the testator to be of sound mind and memory at the time of signing:

Witnesses	Addresses
<u>Michael C. Coonan</u>	residing at <u>7513 Queens Ct</u>
	<u>Downers Grove, IL 60516</u>
<u>Rebecca A. Reynolds</u>	residing at <u>13139 Montevideo Lane</u>
	<u>Norman, IL 60491</u>

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STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

AFFIDAVIT

We, the attesting witnesses to the Last Will and Testament of JOHN F. SULLIVAN SR., on oath state that each of us was present on September 29, 2004, and saw the testator sign the Will, to which this Affidavit is attached, in our presence, that at the testator's request the Will was attested by each of us in the presence of the testator and in the presence of each other, and that each of us believed the testator to be of sound mind and memory at the time of signing.

Mark C. Conner

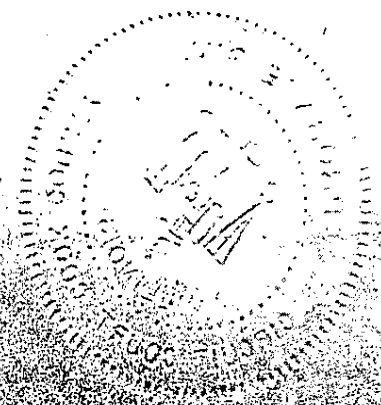
Rosaline A. Dymala

SUBSCRIBED AND SWORN TO BEFORE
me this 29th day of September, 2004.

Christine A. Boyle
Notary Public



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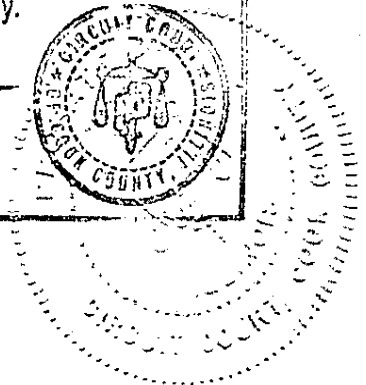
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Property of Cook County Clerk's Office

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

Date Aug. 30, 2018

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



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