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EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2018 01:12 PM PG: 1 OF 10

**AFTER RECORDING,
PLEASE MAIL TO:**
Moskal & Associates, Ltd.
15601 S. Cicero Ave., #101
Oak Forest, IL 60452

1/3

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)
180267300784

AFFIDAVIT OF INTESTATE DISTRIBUTION

MARK J. WALTER, on oath states:

1. The decedent, JAMES M. TODD, died in Palos Heights, Illinois on January 2, 2018 at the age of 83 years. A copy of the death certificate is attached hereto as Exhibit "A".

2. I am of legal age. I reside at 10300 S. Lawler, Oak Lawn IL 60453. I am the nephew of the decedent and have knowledge of the facts contained herein.

3. At the time of his death, JAMES M. TODD was the owner of property by virtue of a properly recorded warranty deed and subsequently properly recorded Joint Tenancy Affidavit, said property located in Cook County, State of Illinois and legally described as follows:

Unit 12 together with its undivided percentage interest in the common elements in Catalina Villa Condominium V, as delineated and defined in the Declaration recorded as Document No. 88110800, in the Northeast 1/4 of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 15437 S. 73rd Avenue, Orland Park Illinois 60462
Permanent Index No.: 27-13-201-036-1012

4. The decedent was married once to Madelyn T. Todd, who died before the decedent. No children were born to or adopted by the decedent and Madelyn T. Todd.

5. Decedent's father was James M. Todd, who died before the decedent. Decedent's mother was Marie Todd, who died before the decedent. Each of the decedent's parents was married once to the other. In addition to the decedent, the following children and no others were born to or adopted by the decedent's parents:

A. JACK TODD, who died before the decedent. JACK TODD never married. No child was born to or adopted by JACK TODD.

B. HELEN WALTER, who died before the decedent. HELEN WALTER was married once to Robert Walter. The following children were born to or adopted by HELEN WALTER and Robert Walter:

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago IL 60607-6650
Recording Department



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1. MARK J. WALTER, living, unmarried;
2. MARIE SAMSON, living, married to Robert Samson;
3. MAUREEN WILSON, living, married to Jeff Demith.

No other child was born to or adopted by HELEN WALTER.

6. Based upon the foregoing, the decedent left as his heirs:
 - A. MARK J. WALTER, his nephew, of legal age, no legal disabilities;
 - B. MARIE SAMSON, his niece, of legal age, no legal disabilities;
 - C. MAUREEN WILSON, his niece, of legal age, no legal disabilities.

7. The decedent, JAMES M. TODD, died testate. A copy of his Last Will and Testament is attached hereto as Exhibit "B". In Article 3, the decedent gives the residue of his estate to Marie Samson, Maureen Wilson and Mark Walter, per stirpes.

8. Based upon the foregoing, the decedent, JAMES M. TODD, left as his legatees:
 - A. MARIE SAMSON, his niece, of legal age, no legal disabilities;
 - B. MAUREEN WILSON, his niece, of legal age, no legal disabilities;
 - C. MARK WALTER, his nephew, of legal age, no legal disabilities.

These individuals are required to sign any Deed of Conveyance because they are direct heirs of the decedent, JAMES M. TODD.

9. There are no federal estate or Illinois estate taxes due as a result of the death of the decedent, JAMES M. TODD.

10. Any and all debts and funeral expenses of the decedent have been paid.

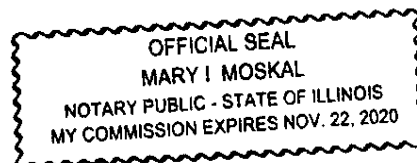
11. No judicial determination has been made regarding heirship.

Mark J. Walter
Mark J. Walter

Subscribed and sworn to before me this 12 day of November, 2018.

Mary I. Moskal
Notary Public

PREPARED BY:
Moskal & Associates, Ltd.
By Maureen Moskal
15601 South Cicero Avenue
Suite 101
Oak Forest, Illinois 60452
708-535-2428



CERTIFICATION OF DEATH RECORD

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COOK COUNTY CLERK VITAL RECORDS

CHICAGO, ILLINOIS

MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2018.0000564

DATE ISSUED 1/5/2018

DECEDENT'S LEGAL NAME JAMES MICHAEL TODD		SEX MALE	DATE OF DEATH JANUARY 02, 2018	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 83 YEARS	DATE OF BIRTH JULY 06, 1934		
CITY OR TOWN PALOS HEIGHTS		HOSPITAL OR OTHER INSTITUTION NAME PALOS COMMUNITY 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? YES
RESIDENCE 15437 S 73RD AVE		APT. NO.	CITY OR TOWN ORLAND PARK	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60462	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JAMES TODD	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MARIE LOFTUS
INFORMANT'S NAME MARK J WALTER		RELATIONSHIP NEPHEW	MAILING ADDRESS 10300 S LAWLER AVE, OAK LAWN, IL, 60453	
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION CARE CREMATION CENTER	LOCATION: CITY OR TOWN AND STATE ROMEVILLE, IL	DATE OF DISPOSITION JANUARY 05, 2018
FUNERAL HOME D.F. CURLEY SONS, 6116 WEST 111TH STREET, CHICAGO RIDGE, IL, 60415				
FUNERAL DIRECTOR'S NAME THOMAS E CURLEY			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016242	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR JANUARY 5, 2018	
CAUSE OF DEATH PART I. TRANSITIONAL CELL CARCINOMA OF BLADDER				
IMMEDIATE CAUSE (Final disease or condition resulting in death)		a. Due to (or as a consequence of)		
		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? YES	DATE LAST SEEN ALIVE JANUARY 02, 2018	WAS MEDICAL EXAMINER OR GORNER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 11:45 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED JANUARY 04, 2018	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH ANDREW KAZANIWSKYJ, 11747 SOUTHWEST HIGHWAY, PALOS HEIGHTS, ILLINOIS, 60463			PHYSICIAN'S LICENSE NUMBER 036061149	

APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH

D00184353

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



THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOT EMBOSSED, STATE AND COUNTY SEAL AT BOTTOM

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WILL OF JAMES M. TODD

I, JAMES M. TODD, of Orland Park, Illinois, make this my Will and revoke all prior wills and codicils.

Article 1 Introduction

1.1 My Family. I am a widower. I have no children. I intend by this Will to provide for my nieces and nephew, Marie Samson, Maureen Wilson and Mark Walter.

Article 2 Specific Bequest

I give my current residential real estate located at 15437 S. 73rd Avenue, Orland Park, IL 60462 or any replacement residence to my nephew, Mark Walter.

Article 3 Gifts on My Death

2.1 Gifts of Tangible Personal Property. I give all my tangible personal property in shares of equal value to my nieces and nephew, Marie Samson, Maureen Wilson and Mark Walter, who survive me (to the exclusion of the descendants of any niece or nephew who does not survive me), to be divided among them as they agree or, if they cannot agree within 60 days after my death, as my executor determines. The term "tangible personal property" means all personal and household effects, jewelry, automobiles, collections, and other tangible personal property that I own at my death (including insurance thereon but excluding business use property, precious metals, and unset gems).

2.2 Gift of Balance. I give the balance of my estate in equal shares per stirpes to Marie Samson, Maureen Wilson and Mark Walter.

2.3 Survivorship. Only persons living on the 30th day after the day of my death shall be deemed to have survived me for purposes of this Article.

Article 4 Distribution to Beneficiaries Under Prescribed Age

Any property to be distributed to a beneficiary who is under age 21 at the time of distribution shall immediately vest in the beneficiary, but the executor shall distribute the property to a custodian for the beneficiary under a Uniform Transfers or Gifts to Minors Act.

Article 5 Executors

4.1 Nomination of Executors. I name as my executor the first of the following who is from time to time willing and able to act:

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(a) my nephew, Mark Walter;

(b) my niece, Marie Samson;

(c) my niece, Maureen Wilson.

4.2 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.

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

(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, 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,

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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;

(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; to establish out of income and credit to principal reasonable reserves for depreciation, depletion, and obsolescence; and to amortize out of income any premium paid for interest-bearing obligations.

(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);

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

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(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.

Article 6

Payment of Death Taxes, Expenses, and Debts

5.1 Payments. My executor shall make the following payments:

(a) Death Taxes. All of my death taxes.

(b) Expenses. All expenses of my last illness, funeral, and burial; costs of safeguarding and delivering tangible personal property; and estate administration expenses.

(c) Debts. All of my debts, other than debts secured by life insurance, by an interest in a land trust or cooperative, or by real property.

5.2 Source of Payments Generally. My executor shall make all payments required under this Article from my estate remaining after distribution of any gifts of tangible personal property. Notwithstanding the preceding sentence, my executor shall pay from the disclaimed assets all generation-skipping transfer taxes on direct skips of which I am the transferor occurring at my death as a result of a disclaimer.

5.3 Apportionment and Reimbursement for Death Taxes and Expenses. I do not waive any rights my executor has under Code §§2206, 2207, 2207A, and 2207B or any similar statutes of any state (or any comparable provisions in effect at my death), and I authorize my executor to take such actions as are necessary to obtain reimbursement under those Code sections and statutes, including withholding distributions. I waive all other rights to reimbursement and apportionment.

5.4 Tax Elections. My executor may make elections under tax laws and employee benefit plans and may make allocations of any available GST exemption as my executor deems advisable. No adjustment shall be made between principal and income or in the relative interests of the beneficiaries to compensate for any such election or allocation.

Article 7

Definitions

6.1 Balance of My Estate. The "balance of my estate" means my estate reduced by any payments of expenses, debts, and death taxes required to be paid from my estate and any gifts of specific assets.

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6.2 Code. References to sections of the "Code" refer to the Internal Revenue Code of 1986, as amended from time to time, and include corresponding provisions of subsequent federal tax laws.

6.3 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 the decedent's death of which the decedent is the transferor.

6.4 Incapacity. A person shall be considered incapacitated if under a legal disability or unable to give prompt and intelligent consideration to financial affairs. The existence of the inability may be determined by a physician, and any person may rely on written notice of the determination. A person already acting as executor or trustee shall cease to act on incapacity.

6.5 *Per Stirpes*. Whenever assets are to be allocated for or distributed to the descendants of a person "*per stirpes*," those assets shall be divided into equal shares, one such share for each then living child of that person and one share for each deceased child of that person who has a descendant then living. Any such deceased child's share shall then be allocated for or distributed to that child's descendants *per stirpes* in accordance with the preceding sentence and this sentence.

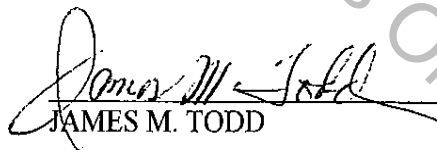
6.6 Qualified Corporation. A "qualified corporation" means any bank, trust company, or other corporate entity that is authorized to act as an executor or a trustee and that is not a related or subordinate party under Code §672(c) as to any beneficiary hereunder.

Article 8

Captions and Context of Terms

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

Signed on May 2, 2007.


JAMES M. TODD

The testator, JAMES M. TODD, 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
Lorna Harbata

Addresses
residing at 12624 South Central
Palms Heights, IL 60463

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Kathleen Caunter residing at 16216 S. Forest

Oak Forest, IL 60452

Hansen Koska residing at 15601 S. Cicero Ave, Suite 101

Oak Forest, IL 60452

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RECORDER OF DEEDS

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RECORDER OF DEEDS

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

Date Jan 12, 2018

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

