

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

**AFFIDAVIT - DEATH OF  
TRUSTMAKER AND  
BENEFICIARY**



Doc# 1904408019 Fee \$46.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/13/2019 11:54 AM PG: 1 OF 5

PAULA A. HAMBRICK, of legal age, being first duly sworn, deposes and says:

1. That AMERICO J. TESSITORE, the decedent mentioned in the attached certified copy of Certificate of Death, executed a Deed in Trust on June 27, 2000 which conveyed his interest in the following real estate:

Lot 9 in Tai-Pan Development Company Subdivision Unit Number 2, being a Subdivision of part of the South 3.4 of the South 1/2 of Section 29, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Real Estate Index Number: 15-29-326-009

Address of Real Estate: 2938 Becket Avenue, Westchester, IL 60154-5619

2. That AMERICO J. TESSITORE conveyed 50% interest in the aforementioned property to the following:

AMERICO J. TESSITORE, Trustee, or his successor in trust, under the AMERICO J. TESSITORE LIVING TRUST dated June 27, 2000, and any amendments thereto.

3. That ANINA C. TESSITORE conveyed 50% interest in the aforementioned property to the ANINA C. TESSITORE LIVING TRUST dated June 27, 2000;
4. Upon the death of ANINA C. TESSITORE on October 10, 2015, her interest in the above property was allocated to the following:

AMERICO J. TESSITORE, Trustee, or his successors in trust, under the ANINA C. TESSITORE FAMILY TRUST, dated June 27, 2000

5. That ANINA C. TESSITORE was the Trustmaker of the ANINA C. TESSITORE FAMILY TRUST dated June 27, 2000;
6. That AMERICO J. TESSITORE was the Trustmaker of the AMERICO J. TESSITORE LIVING TRUST dated June 27, 2000;

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7. AMERICO J. TESSITORE was the husband of ANINA C. TESSITORE;
8. That the date of death of AMERICO J. TESSITORE was January 3, 2019 as evidenced by the attached certified copy of death certificate;
9. That the successor trustee of the AMERICO J. TESSITORE LIVING TRUST is PAULA A. HAMBRICK;
10. That the successor trustee of the ANINA C. TESSITORE FAMILY TRUST is PAULA A. HAMBRICK;
11. That PAULA A. HAMBRICK is the daughter of AMERICO J. TESSITORE and ANINA C. TESSITORE;
12. That the AMERICO J. TESSITORE LIVING TRUST and the ANINA C. TESSITORE FAMILY TRUST provides for the successor trustee to transfer any asset out of trust;
13. That the 50% interest of the AMERICO J. TESSITORE LIVING TRUST dated June 27, 2000 in the aforementioned real estate shall reflect PAULA A. HAMBRICK, Trustee, or her successors in trust, under the AMERICO J. TESSITORE LIVING TRUST dated June 27, 2000, and the 50% interest of the ANINA C. TESSITORE FAMILY TRUST dated June 27, 2000 in the aforementioned real estate shall reflect PAULA A. HAMBRICK, Trustee, or her successors in trust, under the ANINA C. TESSITORE FAMILY TRUST dated June 27, 2000;
14. That according to Article Seventeen, Section 3. of the ANINA C. TESSITORE FAMILY TRUST dated June 27, 2000, the successor Trustee has the following powers with regard to the real estate:

**u. Real Estate Powers**

My Trustee may purchase, sell, transfer, exchange or otherwise acquire or dispose of any real estate.

My Trustee may make leases and grant options to lease for any term, even though the term may extend beyond the termination of any trust created under this agreement.

My Trustee may grant or release easements and other interests with respect to real estate, enter into party wall agreements, execute estoppel certificates, and develop and subdivide any real estate.

My Trustee may dedicate parks, streets, and alleys or vacate any street or alley, and may construct, repair, alter, remodel, demolish, or abandon improvements.

My Trustee may elect to insure, as it deems advisable, all actions contemplated by this subsection.

My Trustee may take any other action reasonably necessary for the preservation of real estate and fixtures comprising a part of the trust property or the income therefrom.

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**w. Sale, Lease, and Other Dispositive Powers**

My Trustee may sell, lease, transfer, exchange, grant options with respect to, or otherwise dispose of the trust property.

My Trustee may deal with the trust property at such time or times, for such purposes, for such considerations and upon such terms, credits, and conditions, and for such periods of time, whether ending before or after the term of any trust created under this agreement, as it deems advisable.

My Trustee may make such contracts, deeds, leases, and any other instruments it deems proper under the immediate circumstances, and may deal with the trust property in all other ways in which a natural person could deal with his or her property.

15. That according to the Second Amendment to Article Seventeen, Section 3. of the AMERICO J. TESSITORE LIVING TRUST dated June 27, 2000, the successor Trustee has the following powers with regard to the real estate:

**u. Real Estate Powers**

My Trustee may purchase, sell, transfer, exchange or otherwise acquire or dispose of any real estate.

My Trustee may make leases and grant options to lease for any term, even though the term may extend beyond the termination of any trust created under this agreement.

My Trustee may grant or release easements and other interests with respect to real estate, enter into party wall agreements, execute estoppel certificates, and develop and subdivide any real estate.

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My Trustee may elect to insure, as it deems advisable, all actions contemplated by this subsection.

My Trustee may take any other action reasonably necessary for the preservation of real estate and fixtures comprising a part of the trust property or the income therefrom.

**w. Sale, Lease, and Other Dispositive Powers**

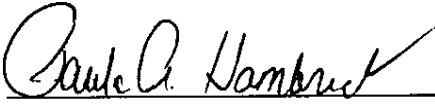
My Trustee may sell, lease, transfer, exchange, grant options with respect to, or otherwise dispose of the trust property.

My Trustee may deal with the trust property at such time or times, for such purposes, for such considerations and upon such terms, credits, and conditions, and for such periods of time, whether ending before or after the term of any trust created under this agreement, as it deems advisable.

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My Trustee may make such contracts, deeds, leases, and any other instruments it deems proper under the immediate circumstances, and may deal with the trust property in all other ways in which a natural person could deal with his or her property.

Date: February 5, 2019

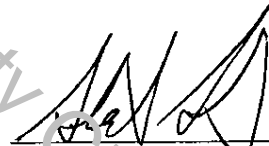
  
\_\_\_\_\_  
PAULA A. HAMBRICK

State of Illinois  
County of DuPage, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAULA A. HAMBRICK, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

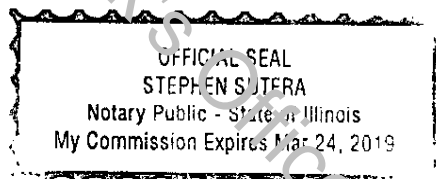
Given under my hand and official seal, this 5<sup>th</sup> day of February, 2019.

Commission expires March 24, 2019

  
\_\_\_\_\_  
NOTARY PUBLIC

**PREPARED BY AND MAIL TO:**

Stephen Sutera  
4927 West 95th Street  
Oak Lawn, IL 60453-2503  
(708)857-7255



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## COOK COUNTY CLERK VITAL RECORDS

CHICAGO, ILLINOIS

## MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 0002388

DATE ISSUED 1/14/2019

DECEDENT'S LEGAL NAME AMERICO J. TESSITORE		SEX MALE	DATE OF DEATH JANUARY 03, 2019	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 91 YEARS	DATE OF BIRTH NOVEMBER 09, 1927		
CITY OR TOWN LAGRANGE PARK		HOSPITAL OR OTHER INSTITUTION NAME PLYMOUTH PLACE		
PLACE OF DEATH ASSISTED LIVING				
BIRTHPLACE CHICAGO, IL	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 10440 DEER CHASE AVENUE	APT. NO.	CITY OR TOWN ORLAND PARK	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60467	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION JOSEPH TESSITORE	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION PASQUALINA GUARDINO
INFORMANT'S NAME PAULA A. HAMBRICK		RELATIONSHIP DAUGHTER	MAILING ADDRESS 10440 DEER CHASE AVENUE, ORLAND PARK, IL 60467	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION RESURRECTION CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE JUSTICE, IL	DATE OF DISPOSITION JANUARY 08, 2019	
FUNERAL HOME ROBERT J. SHEEHY AND SONS - ORLAND PARK, 900 W 151ST STREET, ORLAND PARK, IL 60462				
FUNERAL DIRECTOR'S NAME ROBERT SHEEHY		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034011841		
LOCAL REGISTRAR'S NAME KAREN A. YARBROUGH		DATE FILED WITH LOCAL REGISTRAR JANUARY 14, 2019		
CAUSE OF DEATH				
PART I: VASCULAR DEMENTIA				
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)				
PART II: Enter other <i>significant conditions contributing to death</i> , but not resulting in the underlying cause given in PART I				
BLADDER CANCER		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 NOVEMBER 10, 2018	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 05:05 PM
CERTIFIER PHYSICIAN			DATE CERTIFIED JANUARY 07, 2019	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH MICHAEL ZIELINSKI, MD, 211 EAST CHICAGO, CHICAGO, ILLINOIS, 60611			PHYSICIAN'S LICENSE NUMBER 036102884	

APPROXIMATE  
INTERVAL BETWEEN  
ONSET AND DEATH

0862225



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.

Karen A. Yarbrough  
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM