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State of Illinois )  
 ) SS  
County of Cook )



Doc# 2005247159 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 10:13 AM PG: 1 OF 10

**DECEASED JOINT TENANCY AFFIDAVIT**

Aurelio Hinojosa being duly sworn states that he resides at 102 Walnut Street, Park Forest, Illinois.

That he was acquainted with Charlene J. Pocius, deceased, who at the time of her death was one of the owners of the land in Cook County, Illinois, described as:

LOT 5 IN BLOCK 15 IN VILLAGE OF PARK FOREST FIRST ADDITION TO WESTWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, LYING SOUTH OF COMMONWEALTH EDISON COMPANY RIGHT-OF-WAY, (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS), AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT-OF-WAY, ALSO PART OF SECTION 25, ALL IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JULY 1, 1955 AS DOCUMENT NO. 16288372, IN COOK COUNTY, ILLINOIS.

PIN: 31-26-405-020-0000

Commonly Described as: 102 Walnut Street, Park Forest, Illinois

That the deceased died September 9, 2017, as evidenced by a certified copy of death certificate of the deceased attached hereto.

That the deceased died: Leaving a Last Will and Testament.

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 \$100,000.00 dollars.

*[Handwritten Signature]*  
Affiant

Subscribed and sworn to before me  
this 19<sup>th</sup> day of February, 2020.

*[Handwritten Signature]*  
Notary Public



Prepared by and Mail to:

J. Brent Hopper  
Solum & Hopper  
12 West 15<sup>th</sup> Street  
Chicago Heights IL 60411  
708-756-2828

# CERTIFICATION OF DEATH RECORD

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WILL COUNTY LOCAL REGISTRAR  
JOLIET, ILLINOIS  
MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2017 0072686

DATE ISSUED 9/14/2017

DECEDENT'S LEGAL NAME CHARLENE JOYCE POCIUS			SEX FEMALE	DATE OF DEATH SEPTEMBER 09, 2017											
COUNTY OF DEATH WILL		AGE AT LAST BIRTHDAY 69 YEARS	DATE OF BIRTH SEPTEMBER 13, 1947												
CITY OR TOWN BEECHER		HOSPITAL OR OTHER INSTITUTION NAME BEECHER MANOR NRSG & REHAB CTR													
PLACE OF DEATH NURSING HOME / LONG TERM CARE FACILITY															
BIRTHPLACE CHICAGO HEIGHTS, IL	SOCIAL SECURITY NUMBER 355-36-6854	STATUS AT TIME OF DEATH DIVORCED FROM MARRIAGE		SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO										
RESIDENCE 102 WALNUT		APT. NO.	CITY OR TOWN PARK FOREST		INSIDE CITY LIMITS? YES										
COUNTY COOK	STATE IL	ZIP CODE 60466	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION EINAR EIBERT RYDWALL		MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION GERALDINE E HJERPE										
INFORMANT'S NAME HOLLI MARIE BIENIEK		RELATIONSHIP DAUGHTER	MAILING ADDRESS 8828 BLUEBIRD DRIVE, TINLEY PARK, IL, 60487												
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION CARE CREMATION CENTER	LOCATION: CITY OR TOWN AND STATE ROMEVILLE, IL	DATE OF DISPOSITION SEPTEMBER 13, 2017											
FUNERAL HOME CARE MEMORIAL, 8230 S. HARLEM AVE, BRIDGEVIEW, IL, 60455															
FUNERAL DIRECTOR'S NAME JOHN F HANN			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015038												
LOCAL REGISTRAR'S NAME SUSAN OLENEK			DATE FILED WITH LOCAL REGISTRAR SEPTEMBER 13, 2017												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="width: 15%; vertical-align: top;"> <b>CAUSE OF DEATH</b> IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small> </td> <td style="width: 10%; text-align: center;">PART I.</td> <td style="width: 75%;"> <b>DEMENTIA</b>            a. _____  <small>( Due to (or as a consequence of):</small> </td> <td rowspan="4" style="width: 5%; text-align: center; vertical-align: middle;">           APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH         </td> </tr> <tr> <td></td> <td>           b. <b>PARKINSONS DISEASE</b>            _____  <small>( Due to (or as a consequence of):</small> </td> </tr> <tr> <td></td> <td>           c. _____  <small>( Due to (or as a consequence of):</small> </td> </tr> <tr> <td></td> <td>           _____  <small>( Due to (or as a consequence of):</small> </td> </tr> </table>						<b>CAUSE OF DEATH</b> IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	PART I.	<b>DEMENTIA</b> a. _____ <small>( Due to (or as a consequence of):</small>	APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH		b. <b>PARKINSONS DISEASE</b> _____ <small>( Due to (or as a consequence of):</small>		c. _____ <small>( Due to (or as a consequence of):</small>		_____ <small>( Due to (or as a consequence of):</small>
<b>CAUSE OF DEATH</b> IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>	PART I.	<b>DEMENTIA</b> a. _____ <small>( Due to (or as a consequence of):</small>	APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH												
		b. <b>PARKINSONS DISEASE</b> _____ <small>( Due to (or as a consequence of):</small>													
		c. _____ <small>( Due to (or as a consequence of):</small>													
		_____ <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 PREGNANT WITHIN LAST YEAR				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 AUGUST 18, 2017	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 02:20 PM											
CERTIFIER PHYSICIAN				DATE CERTIFIED SEPTEMBER 12, 2017											
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH KHAJA ASADULLAH, 10181 LINCOLN HIGHWAY, FRANKFORT, ILLINOIS, 60423				PHYSICIAN'S LICENSE NUMBER 036-099650											

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.

  
 Susan Olenek  
 Executive Director and Local Registrar  
 Will County Health Department

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

THE WORD VOID APPEARS WHEN PHOTOCOPIED

HOLD UP TO LIGHT TO VERIFY TRUE WATERMARK

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## WILL OF CHARLENE J. POCIUS

I, CHARLENE J. POCIUS, of Park Forest, Illinois, make this my Will and revoke all prior Wills and codicils.

### Article 1 Introduction

My Family. I am not married. I have two children now living, namely TAMI KOEHN and HOLLI BIENIEK. I do not intend by this Will to provide for my children.

### Article 2 Gifts at My Death

2.1 Gifts of Tangible Personal Property. I give all my tangible personal property, not otherwise disposed of herein to AURELIO V. HINOJOSA, my friend. 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 property, precious metals, and unset gems).

2.2 Gift of Balance of Estate. I give the balance of my estate as follows:

(a) Gift if AURELIO V. HINOJOSA Survives. If AURELIO V. HINOJOSA, my friend, survives me, then I give the balance of my estate to AURELIO V. HINOJOSA.

(b) Gift if AURELIO V. HINOJOSA Does Not Survive. If AURELIO V. HINOJOSA does not survive me, I give the balance of my estate to the Humane Society, located in Chicago Heights, IL, to be used for its general purposes. If the Humane Society is not in existence or is not an organization described in Code Section 170(c) and 2055(a) and the applicable subsection of Code Section 2525 at the time the share is distributable to it under this paragraph, the executor shall instead distribute the trust property to one or more other organizations, each of which is engaged in comparable activities and is then described

*Charlene J. Pocius*

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in Section 170(c) and 2055(a) and the applicable subsection of Code Section 2522, as the executor in its sole discretion selects.

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

## Article 3

### 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 of Gifts to Minors Act.

## Article 4

### Executor

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

- (a) AURELIO V. HINOJOSA, my friend;
- (b) EDWARD L. MORRISON, JR., my attorney.

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; to continue or to permit the continuation of any business, incorporated or unincorporated, which

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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, 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 interest or different property of 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

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of an owner of securities; including, but not limited to, the powers to vote, give proxies, and pay assessments; 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;

(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 employ 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; 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, 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, to deal with the fiduciary or 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

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

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

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

(s) 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 5

### 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 of my last illness, funeral, burial, costs of safeguarding and delivering 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.

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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 skip transfers 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 Sections 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 Generation Skipping Tax exemption as my executor deems advisable. No adjustment shall be made between principal and income or in the relative interest of the beneficiaries to compensate for any such election or allocation.

## Article 6 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.

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.

*Charlene J. Pocus*



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6.3 Death Taxes. "Death taxes" includes all estate, transfer, inheritance, and other succession taxes (including penalties and interest) imposed by reason of death, including any estate tax under Code Section 4980A(d). Death taxes shall not include generation-skipping transfer taxes imposed on any generation-skipping transfers other than direct skip transfers made at the descendant's death of which the descendant is the transferor.

## Article 7

### Captions and Context of Terms

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

## Article 8

### Lawsuits

If a beneficiary under this will files any action in court that contests or challenges any action or omission by my executor, or, except as required by law, participates in any such action, and the challenge or contest is unsuccessful, the executor's costs and expenses of the proceeding (including attorneys' fees and fees incurred in the executor's individual capacity in the action) shall be treated as an advancement and charged with interest accruing at six percent per annum against the share provided for the challenging beneficiary, his or her ancestor, or his or her descendants.

## Article 9

### Disinheritance

I have intentionally excluded TAMI KOEHNE, my daughter, and her descendants, from this Will. It is my intention that neither she nor her descendants receive anything under this Will or from my estate. I have intentionally excluded HOLLI BIENIEK, my daughter,

*Charlene J. Pocius*

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and her descendants, from this Will. It is my intention that neither she nor her descendants receive anything under this Will or from my estate.

Signed on November 5, 2008.

*Charlene J. Pocius*  
Charlene J. Pocius

The testator, CHARLENE J. POCIUS, 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 and not under duress or constraint of any kind.

Witnesses

Addresses

<u>Courtney Morrison</u>	residing at	<u>214 EARLY ST.</u>
		<u>PARK FOREST, IL 60466</u>
<u>Edward L. Morrison J.</u>	residing at	<u>214 Early St.</u>
		<u>Park Forest, IL 60466</u>
_____	residing at	_____
		_____

I HEREBY CERTIFY THE ABOVE TO BE CORRECT.  
DOROTHY BROWN FEB 21 2020  
DATE \_\_\_\_\_  
CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.

THIS CASE IS THE PROPERTY OF THE CIRCUIT COURT OF COOK COUNTY, ILL. ANY VIOLATION THEREOF IS SUBJECT TO THE PENALTY OF THE LAW.

