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Doc#. 2129142102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/18/2021 11:04 AM Pg: 1 of 10



File No.: 20023545OP

(Grantor)
and Deceased Joint Tenancy Affidavit
(Grantee)

This page is added to provide adequate space for recording information and microfilming.
Do not remove this page as it is now part of the document.

PREPARE BY AND RETURN THIS DOCUMENT TO:

Katrina A. Cox
15255 S. 94th Ave, Suite 500
Orland Park, IL 60462

Chicago Title and Trust Company
15255 South 94th Avenue, #604
Orland Park, IL 60462

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DECEASED JOINT TENANCY AFFIDAVIT

STATE OF Illinois

Order No.:

COUNTY OF Cook

Elizabeth McGee

being duly sworn states that she resides at 15320 Orchard Ln.

in the City of Oak Forest

That she was acquainted with Joe. E McGee deceased who, at the

time of death, was one of the owners of the land in Cook County, Illinois, described as:

SEE ATTACHED EXHIBIT A

That the deceased died March 8, 2011, as evidence by a certified copy of death certificate of the deceased attached hereto.

That the deceased died:

- Leaving no Last Will & Testament.
- Leaving a Last Will & 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.
- Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of _____ County Illinois about _____.

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 \$400,000 dollars.

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Elizabeth McGee
Signature

Sept 3, 2021
Date

ELIZABETH MCGEE
Print Name

Subscribed and sworn to before me this 2nd of September, 2021

Erin Grant
Notary Public



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EXHIBIT A

LOT 25 IN BLOCK 7 IN BRUNO JONIKAS' FOREST VIEW HILLS UNIT NO. 8, A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 28-18-216-025-0000

PROPERTY ADDRESS: 15320 orchard lane, oak forest, Illinois 60452

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EXHIBIT

CERTIFICATION OF DEATH RECORD

B

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

STATE FILE NUMBER 2011-0019566

DATE ISSUED 03/16/2011

DECEDENT'S LEGAL NAME JOE EDWARD MCGEE		SEX MALE	DATE OF DEATH MARCH 05, 2011	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 54 YEARS	DATE OF BIRTH MAY 10, 1926		
CITY OR TOWN PALOS HEIGHTS		HOSPITAL OR OTHER INSTITUTION NAME PALOS COMMUNITY HOSPITAL		
PLACE OF DEATH INPATIENT				
BIRTHPLACE DOUGLAS, A	SOCIAL SECURITY NUMBER 526-20-6600	MARITAL STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE'S NAME ELIZABETH PETRAGLIA	EVER IN U.S. ARMED FORCES? YES
RESIDENCE 15320 ORCHARD LANE		APT. NO.	CITY OR TOWN OAK FOREST	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60452	FATHER'S NAME THOMAS W MCGEE	MOTHER'S NAME PRIOR TO FIRST MARRIAGE MARY A HUSTON
INFORMANT'S NAME ELIZABETH MCGEE		RELATIONSHIP WIFE	MAILING ADDRESS 15320 ORCHARD LANE, OAK FOREST, IL, 60452	
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION TRISONS CREMATORY	LOCATION - CITY OR TOWN AND STATE LOMBARD, IL	DATE OF DISPOSITION MARCH 10, 2011
FUNERAL HOME NEPTUNE SOCIETY, 15111 S LA GRANGE ROAD, ORLAND PARK, IL, 60462				
FUNERAL DIRECTOR'S NAME ROSINA MARIE LAPIETRA			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016279	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR MARCH 14, 2011	
CAUSE OF DEATH PART I. SEPTICEMIA				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. _____ Due to (or as a consequence of) _____				
b. PNEUMONIA _____ Due to (or as a consequence of) _____				
c. ACUTE RENAL FAILURE _____ 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.				
DID TOBACCO USE CONTRIBUTE TO DEATH?			WAS AN AUTOPSY PERFORMED? NO	
FEMALE PREGNANCY STATUS NOT APPLICABLE			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
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 MARCH 09, 2011	WAS MEDICAL EXAMINER OR CORONER CONTACTED? YES	DATE PRONOUNCED	TIME OF DEATH 1:55 PM
CERTIFIER PHYSICIAN			DATE CLARIFIED MARCH 10, 2011	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH MARY KANASHIRO, 16532 S. OAK PARK, SUITE 200, TINLEY PARK, ILLINOIS, 60477			PHYSICIAN'S LICENSE NUMBER 036-088831	

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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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EXHIBIT C

Last Will and Testament

OF

JOE E. MC GEE

I, JOE E. MC GEE, of Oak Forest, Cook County, Illinois, being of sound and disposing mind and memory, do hereby MAKE, PUBLISH and DECLARE this instrument to be my Last Will and Testament, hereby revoking any and all former Wills by me at any time heretofore made.

PARAGRAPH I

I direct that all of my just debts and funeral expenses be paid as soon after my decease as conveniently can be done.

PARAGRAPH II

I give, devise and bequeath all of my property, real, personal and mixed, of which I may die seized and possessed, or to which I may be entitled at the time of my decease, of whatsoever kind and nature and wheresoever situated, whether legal or equitable, contingent or vested unto ELIZABETH MC GEE, my wife, to have and to hold the same unto herself and her heirs forever.

PARAGRAPH III

In the event ELIZABETH MC GEE, my wife, predeceases me, or in the event of our simultaneous deaths, or our deaths in a common disaster, then I give, devise and bequeath all of my property, real, personal and mixed, of whatsoever kind and nature and wheresoever situated, whether legal or equitable, contingent or vested unto CHARLENE MC GEE SKINNER and MARK MC GEE, my children, each to share and share alike.

PARAGRAPH IV

Handwritten initials and marks:
 (circled initials)
 JEM
 P. 3

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paid as soon after my decease as conveniently can be done.

PARAGRAPH II

I give, devise and bequeath all of my property, real, personal and mixed, of which I may die seized and possessed, or to which I may be entitled at the time of my decease, of whatsoever kind and nature and wheresoever situated, whether legal or equitable, contingent or vested unto ELIZABETH MC GEE, my wife, to have and to hold the same unto herself and her heirs forever.

PARAGRAPH III

In the event ELIZABETH MC GEE, my wife, predeceases me, or in the event of our simultaneous deaths, or our deaths in a common disaster, then I give, devise and bequeath all of my property, real, personal and mixed, of whatsoever kind and nature and wheresoever situated, whether legal or equitable, contingent or vested unto CHARLENE MC GEE SKINNER and MARK MC GEE, my children, each to share and share alike.

PARAGRAPH IV

(a) In the event that CHARLENE MC GEE SKINNER, my daughter, predeceases me, then and in that event the share she would have taken shall go to MICHAEL SKINNER, her son.

In the event the said MICHAEL SKINNER shall not have attained 21 years of age at the time my death, I give, devise and

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bequeath the said share of my Estate to MARK MC GEE, my son, to have and to hold as Trustee on the following terms and conditions:

1. The beneficiary of the trust shall be the said MICHAEL SKINNER.

2. The trust shall terminate and the trust estate shall be distributed to the beneficiary at such time as the beneficiary attains 21 years of age.

3. Until the termination of the trust, the Trustee shall pay to or for the benefit of the beneficiary so much or all of the net income and principal thereof as the Trustee determines to be reasonably necessary for the beneficiary's support, care and education, considering the beneficiary's other resources and obligation of others for his support, care and education. Any undistributed income shall be added to the principal of the trust estate.

4. The said Trustee shall have the power to appoint a successor trustee to act in the event of his death or disability during the existence of this trust.

5. The powers and discretions granted the trustee under the Illinois Trusts and Trustees Act in effect from time to time shall apply to this trust.

(b) In the event that MARK MC GEE, my son, predeceases me, then and in that event the share he would have taken shall go to CHARLENE MC GEE SKINNER, my daughter.

PARAGRAPH V

I hereby nominate and appoint ELIZABETH MC GEE, my wife, to be the Executor of this, my Last Will and Testament, and I hereby give to her as such Executor full power and authority at any time or times, to sell, mortgage, pledge, exchange or otherwise deal with or dispose of the property comprising my Estate upon such terms as she shall deem just, to settle and compound any and all claims

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3. Upon the termination of the trust, the Trustee shall pay to or for the benefit of the beneficiary so much or all of the net income and principal thereof as the Trustee determines to be reasonably necessary for the beneficiary's support, care and education, considering the beneficiary's other resources and obligation of others for his support, care and education. Any undistributed income shall be added to the principal of the trust estate.

4. The said Trustee shall have the power to appoint a successor trustee to act in the event of his death or disability during the existence of this trust.

5. The powers and discretions granted the trustee under the Illinois Trusts and Trustees Act in effect from time to time shall apply to this trust.

(b) In the event that MARK MC GEE, my son, predeceases me, then and in that event the share he would have taken shall go to CHARLENE MC GEE SKINNER, my daughter.

PARAGRAPH V

I hereby nominate and appoint ELIZABETH MC GEE, my wife, to be the Executor of this, my Last Will and Testament, and I hereby give to her as such Executor full power and authority at any time or times, to sell, mortgage, pledge, exchange or otherwise deal with or dispose of the property comprising my Estate upon such terms as she shall deem just, to settle and compound any and all claims in favor of or against my Estate as she shall deem advisable and for any of the foregoing purposes to make, execute and deliver any and all deeds, contracts, mortgages, bills of sale or other instruments necessary or desirable therefor. The power of sale in regard to any

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in my personal capacity at the time of my death shall be subject to a right of first refusal by MARK MC GEE, my son; he shall have thirty (30) days from the time of notice of intended sale to exercise said right of first refusal. The said right of first refusal does not apply in the event that ELIZABETH MC GEE, my wife, has not predeceased me.

PARAGRAPH VI

In the event of the death, refusal or inability of ELIZABETH MC GEE, my wife, to act as the Executor of this, my Last Will and Testament, then I nominate and appoint MARK MC GEE, my son, to be the Executor of this, my Last Will and Testament, and he shall have the same full power and authority as granted to the Executor named in Paragraph V hereof.

PARAGRAPH VII

The person qualifying as Executor of this, my Last Will and Testament, shall serve in such capacity without the necessity of posting any bond or other security for the faithful performance of such duties.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this, my Last Will and Testament, consisting of four pages, this page and the next page included, on the margin of each of which, except this page, I have affixed my initials for better identification this 2nd day of June, 1991.

Jo Mc Gee

We, the undersigned witnesses, do hereby certify that the foregoing instrument was on the day of the date thereof, signed, sealed,

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published and declared by JOE E. MC GEE, Testator, as and for his Last Will and Testament, in the presence of us, who in his presence, and in the presence of each other have at his requested, hereunto subscribed our names as witnesses of the execution thereof, believing said Testator to be of sound and disposing mind and memory.

JEM

NAME Michael J. Martino
ADDRESS 8855 S Ridgeland, Oak Lawn, IL

MJM

NAME Patricia Martino
ADDRESS 11 Currier Versailles Park Hills, IL

~~CONFIDENTIAL~~