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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DECEASED JOINT TENANCY AFFIDAVIT

JOZEFA KOSOWSKA, being
duly sworn, states that she resides
at **6745 West Higgins, Chicago,**
County of Cook, State of Illinois.



Doc# 2223715021 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/25/2022 02:08 PM PG: 1 OF 11

(The above space for Recorder's Use only)

That she was acquainted
with **EUGENIUSZ KOSOWSKI** deceased who, at the time of his death, was one of the owners of the land in
Cook County, Illinois, described as set attached Exhibit "A"

That the deceased died December 16, 2020, as evidenced by a certified copy of death certificate of the
deceased attached hereto.

That the deceased died:

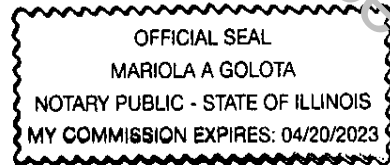
___ Leaving no Last Will & Testament.

X 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, IL.

___ Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division
of the Circuit Court of _____ County, Illinois on or 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 deceased, does not exceed the sum of **two hundred**
thousand 00/100 (\$200,000.00) dollars.

Jozefa Kosowska
(affiant's signature)



This Instrument was acknowledged before me
this 18th day of August A.D. 20 22
by JOZEFA KOSOWSKA

Mariola A. Golota

THIS INSTRUMENT WAS PREPARED BY:
MARIOLA A. GOLOTA
GOLOTA & ASSOCIATES, P.C.
5910 North Milwaukee Avenue
Chicago, Illinois 60646

*(NOTE ATTACH LEGAL DESCRIPTION & PIN # OF PROPERTY)

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EXHIBIT "A"

Lot 6 and the Northwesterly Half of Lot 7 in block 1 in Walter G. McIntosh's First Addition to Norwood Heights, being a Subdivision of part of Section 7, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. # 13-07-222-047-0000

ADDRESS: 6745 West Higgins Avenue
Chicago, IL 60656

Property of Cook County Clerk's Office

CERTIFICATION OF DEATH RECORD
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COOK COUNTY CLERK VITAL RECORDS

CHICAGO, ILLINOIS

MEDICAL EXAMINER/CORONER CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 0121035 MEDICAL EXAMINER'S CASE NUMBER ME2020-14917 DATE ISSUED 12/23/2020

DECEDENT'S LEGAL NAME EUGENIUSZ KOSOWSKI		SEX MALE	DATE OF DEATH DECEMBER 16, 2020	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 74 YEARS	DATE OF BIRTH JANUARY 04, 1946		
CITY OR TOWN DES PLAINES		HOSPITAL OR OTHER INSTITUTION NAME PRESENCE HOLY FAMILY HOSPITAL		
PLACE OF DEATH INPATIENT				
BIRTHPLACE POLAND	SOCIAL SECURITY NUMBER 353-68-2570	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME JOZEFA LYSZCZARZ	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 6745 W HIGGINS		APT. NO.	CITY OR TOWN CHICAGO	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60656	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MARIAN KOSOWSKI	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION STEFANIA BOLEK
INFORMANT'S NAME RENATA MIKA		RELATIONSHIP DAUGHTER	MAILING ADDRESS 6745 W HIGGINS, CHICAGO, IL 60656	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION MARYMILL CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE NILES IL	DATE OF DISPOSITION DECEMBER 21, 2020	
FUNERAL HOME CUMBERLAND CHAPELS, 8300 W LAWRENCE AVE, NORRIDGE, IL 60706				
FUNERAL DIRECTOR'S NAME ROBERT C SNIDER			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015105	
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH			DATE FILED WITH LOCAL REGISTRAR DECEMBER 21, 2020	
CAUSE OF DEATH PART I: ACUTE RESPIRATORY FAILURE WITH HYPOXIA IMMEDIATE CAUSE a. _____ (Final disease or condition Due to (or as a consequence of) resulting in death) b. PNEUMONIA c. NOVEL CORONA (NOVEL CORONA COVID-19 VIRUS INFECTION) VIRUS INFECTION 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: CORONARY ARTERY DISEASE; ATRIAL FIBRILLATION; DIABETES MELLITUS			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:	
ATTEND THE DECEASED?			DATE LAST SEEN ALIVE	DATE PRONOUNCED DECEMBER 16, 2020
WAS MEDICAL EXAMINER OR CORONER CONTACTED?			TIME OF DEATH 03:20 PM	DATE CERTIFIED DECEMBER 19, 2020
CERTIFIER MEDICAL EXAMINER/CORONER			PHYSICIAN'S LICENSE NUMBER 1613270	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH PONNI ARUNKUMAR MD, 2121 W HARRISON ST, CHICAGO, IL, 60612				

THIS WORD VOID APPEARS WHEN PHOTOCOPIED

NOT EMBOSSED STATE AND COUNTY SEALS AT BOTTOM



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



UNOFFICIAL COPY**LAST WILL AND TESTAMENT
OF
EUGENIUSZ KOSOWSKI**

I, **EUGENIUSZ KOSOWSKI**, of Chicago, Illinois, make this my will and revoke all prior wills and codicils.

FIRST ARTICLE

Taxes - Expenses. My executor shall pay all expenses of my last illness and funeral, costs of administration including ancillary, cost of safeguarding and delivering legacies, and other proper charges against my estate (excluding debts secured by real estate or life insurance). My executor shall also pay all estate and inheritance taxes assessed by reason of my death, except that the amount, if any, by which the estate and inheritance taxes shall be increased as a result of the inclusion of property in which I may have a qualifying income interest for life or over which I may have a power of appointment shall be paid by the person holding or receiving that property. Interest and penalties concerning any tax shall be paid and charged in the same manner as the tax. I waive for my estate all rights of apportionment or reimbursement for any payments made pursuant to this article.

My executor's selection of assets to be sold to make the foregoing payments or to satisfy any pecuniary legacies, and the tax effects thereof, shall not make the foregoing payments or to satisfy any pecuniary legacies, and the tax effects thereof, shall not be subject to question by any beneficiary.

My executor shall make such elections and allocations under the tax laws as my executor

Testator's Initials E, K. Date 12-07, 2016.

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deems advisable, without regard to the relative interests of the beneficiaries and without liability to any person. No adjustment shall be made between principal and income or in the relative interests of the beneficiaries to compensate for the effect of elections or allocations under the tax laws made by my executor.

The balance of my estate which remains after the foregoing payments have been made or provided for shall be disposed of as hereinafter provided.

SECOND ARTICLE

Family. My wife's name is JOZEFA KOSOWSKA, and she is herein referred to as "my wife". I have two children now living, namely:

RENATA MIKA, of Elmwood Park, Illinois,

EDYTA SLUSARCZYK, of Wood Dale, Illinois.

THIRD ARTICLE

Personal Effects. I give my tangible personal property, including jewelry, silver, clothing, automobiles, collections, furniture and furnishings and any insurance policies thereon, to my wife, JOZEFA KOSOWSKA, if my wife survives me, otherwise to my children, RENATA MIKA and EDYTA SLUSARCZYK, in shares of substantially equal value, and if my children do not survive me to their descendants per stirpes, not per capita. If at the time of distribution, there is no agreement on how to divide my personal property, any item in dispute shall be sold and the proceeds from the sale divided equally between RENATA and EDYTA.

If any beneficiary under this Article is a minor at the time of distribution, my Executor

Testator's Initials E K Date 12-07, 2016.

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may distribute such beneficiary's share to any person with whom the beneficiary is residing. Such person may hold such property for, or distribute it to, the beneficiary, or sell it and hold and invest the proceeds or expend them for the beneficiary. When the beneficiary reaches majority, any undistributed property, or proceeds thereof shall be delivered to the beneficiary. If the beneficiary dies before reaching majority, any undistributed property or proceeds thereof shall be distributed as if they were part of his estate.

FOURTH ARTICLE

Real Estate. I give all my interest in the real estate commonly known as 6745 West Higgins, Chicago, Illinois and any other real properties I own at the time of my death to my wife, if my wife survives me, or if my wife does not survive me, to my children, RENATA MIKA and EDYTA SLUSARCZYK, in shares of equal value, and if my children do not survive me to their descendants per stirpes, not per capita.

FIFTH ARTICLE

Residuary Estate. I give all my residuary estate, being all property passing under this will reduced by payments and gifts provided for under the preceding Articles, to my wife, if my wife survives me, or if my wife does not survive me, to my children, RENATA MIKA and EDYTA SLUSARCZYK, in shares of equal value, and if my children do not survive me to their descendants per stirpes, not per capita.

Testator's Initials E. H. Date 12-07, 2016.

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SIXTH ARTICLE

Administrative provision. Except as otherwise provided in this instrument, if any person entitled to distribution has not attained the age of twenty one (21) years, his share shall vest in him but my Executor may distribute his share to a Custodian under the Illinois Uniform Transfers to Minors Act.

SEVENTH ARTICLE

Executor Appointment. I appoint my wife, JOZEFA KOSOWSKA, as executor of this will. If for any reason my wife is unwilling or unable to act as Executor, I appoint my daughter, RENATA MIKA as Executor. If for any reason my daughter RENATA is unwilling or unable to act as Executor, I appoint my daughter EDYTA SLUSARCZYK as Executor.

My executor shall appoint an Ancillary Executor to act in any state where ancillary administration is necessary and where my Executor for any reason fails to qualify. Any ancillary Executor shall, with respect to such property subject to ancillary administration, have all the powers conferred upon my Executor, which, however, shall be exercised only with the approval of my Executor.

No surety or other security shall be required on any bond furnished by my Executor or Ancillary Executor in any jurisdiction for any purpose.

My executor shall have, during the period of administration of my estate, the following administrative and investment powers, and any others granted by law, to be exercised without order of any court as my Executor determines to be in the best interest of my estate:

- a) to invest in or retain any property or interest in property, foreign or domestic,

Testator's Initials E 14 Date 12-07 , 2016.

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without regard to lack of diversification or lack of marketability and without being limited by any law concerning investments by executors, including, without limiting the generality of the foregoing, bonds, debentures, mortgages, notes (secured or unsecured), common or preferred stock, interest in common trust funds, interest in mutual funds, general partnerships and limited partnerships, joint ventures, oil, gas and other mineral interests, commodities, commodity futures, options, financial instrument futures and real estate. The Executor may, but shall not be required to, invest estate funds as if he were Trustee of said funds;

- b) to sell any property, for cash or on credit, at public or private sale; to exchange any property for other property; and to grant options to purchase;
- c) to collect, pay, contest, compromise or abandon claims of any kind;
- d) unless otherwise provided in this instrument, to make payments, distributions and divisions of property in cash in kind on the basis of fair market values at the time of payment, distribution or division; in so doing, to allot undivided interests in property and to allocate different kinds or disproportionate shares of property or interests therein; and to do so without regard to disproportionate allocations of unrealized gain or loss for federal income tax purposes;
- e) to enter into any transaction authorized by this Article with fiduciaries of trusts or estates in which any beneficiary of my estate has any interest even though such fiduciary is also Executor in which any beneficiary of my estate has any interest even though such fiduciary is also Executor hereunder.
- f) to vote all shares of stock in person or by proxy;
- g) to disclaim any property or interest in property on my behalf, without court approval.

Testator's Initials E 14 Date 12-07, 2016.

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h) to make such elections under the tax laws as Executor even though the elections may substantially affect the interest of a beneficiary under this instrument. The action of my Executor with respect to such elections shall be conclusive and binding on all beneficiaries.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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Testator's Initials E 13 Date 12-07, 2016.

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This will, consisting of eight pages, each of which has been identified by my name or initials, was signed by me on this day of 12-07, 2016, at Chicago, Illinois.

EUGENIUSZ KOSOWSKI

EUGENIUSZ KOSOWSKI

The foregoing instrument was, on the date above written, signed and declared by the testator to be his last will in the presence of us, who at his request and in his presence of each other, have hereunto subscribed our names as witnesses and we hereby certify that we believe the testator to be of sound mind and memory and under no undue influence.

[Signature]

residing at

5910 N. Milwaukee Ave, Chicago, IL 60646

[Signature]

residing at

5910 N. Milwaukee, Chicago, IL 60646

[Signature]

residing at

5910 N. Milwaukee Chicago, IL 60646

Testator's Initials E 11 Date 12-07, 2016.

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

We, the attesting witnesses to this Will on oath state that each of us was present and saw the testator sign the Will, of which this Affidavit is a part, in our presence; that the Will was attested by each of us in the presence of the testator; and that each of us believed the testator to be of sound mind and memory at the time of so signing.

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

Eugeniusz Kosowski

EUGENIUSZ KOSOWSKI

Subscribed and Sworn to before me
this 7th day of December 2016.

[Handwritten Signature]

NOTARY PUBLIC



PREPARED BY:

Mariola A. Golota
Attorney at Law
5910 North Milwaukee Avenue
Chicago, Illinois 60646
(773) 775-3900

Testator's Initials E 11 Date 12 - 07, 2016.