

# UNOFFICIAL COPY

Doc#. 2330641053 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2023 10:19 AM Pg: 1 of 10

**PREPARED BY:**

**JULITA KOCINSKI**

**KOCINSKI LAW OFFICES, LLC**

**3311 N HARLEM AVE**

**CHICAGO IL 60634**

---

**AFFIDAVIT**

**PROPERTY ADDRESS: 7201 W WELLINGTON AVE UNIT 1H ELMWOOD PARK IL 60707**

**PIN: 12-25-223-039-1025 & 1008**

47230647 11/4  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

## UNOFFICIAL COPY

## AFFIDAVIT OF HEIRSHIP

STATE OF ILLINOIS

COUNTY OF LAKE } SS.

ESTATE OF:

Anna Golub, DECEASEDOn this 2 day of October, 2023, the undersigned, being duly sworn upon oath, deposes and states as follows:

1. That my name is: Elzbieta B. Skierkowska  
and that I am over twenty-one (21) years of age and, to my understanding, am competent to give testimony.
2. That I reside at: 4542 N. Monty Chicago IL 60630
3. That I am the surviving daughter of the Decedent.  
relationship to decedent
4. That the Decedent died on 02/05/2022 in the County of Cook in the State of IL. (Death Certificate Attached)
5. That the Decedent died owning an interest in the property commonly known as:  
7201 W. Wellington Ave Apt 1 H Elmwood Park IL 60707  
and legally described in Exhibit A, attached hereto and made a part hereof.
6. That the Decedent was  
☐ never married, or  
☒ was married to the following individual(s), and no others:

Married to:

Status of marriage at time of Decedent's death

Tadeusz Golub - deceased 12/02/1994Stefan Raymond Niederhaus - deceased 09/15/2005

7. That the following children and no others were born to Decedent:

Name:

Age/deceased

~~Bozenna~~ Elzbieta B. Skierkowska 64Grazyna Kotowska 60

8. That no persons were adopted by the Decedent.

None

## UNOFFICIAL COPY

9. The parents of the Decedent were:

Marianna and Piotr Bujnowski  
and both are now deceased.

10. That no claims have been filed against the Decedent and that all expenses of illness and/or funeral expenses have been

- ☒ paid in full, or  
☐ that the following claims will be paid from the proceeds of the sale of the subject property:

\_\_\_\_\_  
\_\_\_\_\_

11. That the Decedent died leaving

- ☐ no will, or  
☒ a will

If Decedent died leaving a will, a copy has been provided to Altima Title as authorized agent for OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and pursuant to said Last Will and Testament the Decedent left his/her entire estate both real and personal to:

See attached  
\_\_\_\_\_  
\_\_\_\_\_

12. That from the Estate of the Deceased:

- ☒ No State Inheritance and/or Federal Estate Taxes were due.  
☐ All State Inheritance and/or Federal Estate Taxes which were due have been paid and evidence thereof is attached hereto.

13. That the value of the Decedent's estate, including both real and personal property owned by the Decedent either individually or in joint tenancy at the time of death of the Decedent, does not exceed \$ 174,980.00.

This affidavit is made for the purpose of inducing OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY pursuant to Altima Title file # 1230641 to show title in the aforesaid real estate in:

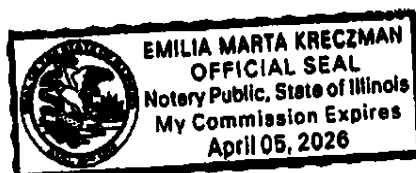
Elzbieta B. Skowronska  
all of whom are competent adults.

Date: 10-2-23  
Affiant's Signature

Skowronska Elzbieta

Subscribed and Sworn before me this 2nd day of October, 2023.

My Commission Expires: April 05, 2026  
Notary Public



UNOFFICIAL COPY

**COOK COUNTY CLERK VITAL RECORDS  
CHICAGO, ILLINOIS  
MEDICAL EXAMINER/CORONER CERTIFICATE OF DEATH**

STATE FILE NUMBER 2022 0018206

MEDICAL EXAMINER'S CASE NUMBER ME2022-02752

DATE ISSUED 2/18/2022

DECEDENT'S LEGAL NAME ANNA GOLUB		SEX FEMALE	DATE OF DEATH FEBRUARY 05, 2022	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 81 YEARS	DATE OF BIRTH JULY 23, 1940		
CITY OR TOWN CHICAGO		HOSPITAL OR OTHER INSTITUTION NAME RAINBOW HOSPICE ARK		
PLACE OF DEATH HOSPICE FACILITY				
BIRTHPLACE POLAND	SOCIAL SECURITY NUMBER	STATUS AT TIME OF DEATH WIDOWED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 7201 W WELLINGTON AVE	APT. NO. H1	CITY OR TOWN ELMWOOD PARK	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60607	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION PIOTR BUJNOWSKI	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MARIANNA STRASZYNSKA
INFORMANT'S NAME ELZBIETA SKIERKOWSKA		RELATIONSHIP DAUGHTER	MAILING ADDRESS 4542 N MOODY AVE, CHICAGO, IL, 60630	
METHOD OF DISPOSITION BURIAL	PLACE OF DISPOSITION MARYHILL CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE NILES, IL	DATE OF DISPOSITION FEBRUARY 17, 2022	
FUNERAL HOME PIETRYKA FUNERAL HOME, 5734 W DIVERSEY AVE, CHICAGO, IL, 60639				
FUNERAL DIRECTOR'S NAME NINA Y ROSARIO		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034016939		
LOCAL REGISTRAR'S NAME KAREN A YARBROUGH		DATE FILED WITH LOCAL REGISTRAR FEBRUARY 17, 2022		
<b>CAUSE OF DEATH</b> PART I. ACUTE HYPOXIC RESPIRATORY FAILURE 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. NOVEL CORONA (NOVEL CORONA COVID-19 VIRUS INFECTION); VIRAL 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. DEMENTIA; HYPERTENSION; ATRIAL FIBRILLATION			WAS AN AUTOPSY PERFORMED? NO	
FEMALE PREGNANCY STATUS NOT APPLICABLE			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
DATE OF INJURY			TIME OF INJURY	PLACE OF INJURY
LOCATION OF INJURY			INJURY AT WORK?	
DESCRIBE HOW INJURY OCCURRED:			IF TRANSPORTATION INJURY, SPECIFY	
ATTEND THE DECEASED?	DATE LAST SEEN ALIVE	WAS MEDICAL EXAMINER OR CORONER CONTACTED?	DATE PRONOUNCED FEBRUARY 05, 2022	TIME OF DEATH 12:00 NOON
CERTIFIER MEDICAL EXAMINER/CORONER			DATE CERTIFIED FEBRUARY 08, 2022	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH PONNI ARUNKUMAR MD, 2121 W HARRISON ST, CHICAGO, IL, 60612			PHYSICIAN'S LICENSE NUMBER 2084828	

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: 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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

# UNOFFICIAL COPY

## LAST WILL OF

### ANNA GOLUB

I, ANNA GOLUB of Chicago, Illinois, revoke all prior wills and codicils and make this my Will.

#### SECTION ONE

I give all of my personal effects, household goods, automobiles, and all other goods and chattels to my children in shares of substantially equal value, per stirpes. My Executor shall sell any property as to which there is no agreement within sixty (60) days after admission of this Will to probate and shall add the proceeds to the residue of my estate. My children on the date hereof are GRAZYNA KOTOWSKA of Chicago, Illinois "my daughter" and ELZBIETA B. SKIERKOWSKA of Chicago, Illinois "my daughter" and I intend by this Will to provide for any children hereafter born to or adopted by me.

#### SECTION TWO

I give the residue of my estate, excluding any property over which I have power of appointment, to my children in shares of substantially equal value, per stirpes.

#### SECTION THREE

No person named or described in this Will shall be deemed to have survived me unless he or she is living on the thirtieth (30th) day after the day of my death.

#### SECTION FOUR

(1) I name my daughter, ELZBIETA B. SKIERKOWSKA of Chicago as the Executor of this Will. If for any reason my daughter,

Anna Golub

# UNOFFICIAL COPY

ELZBIETA B. SKIERKOWSKA fails or ceases to act as Executor, I name my daughter GRAZYNA KOTOWSKA of Chicago as Executor.

(2) I direct that no security on the Executor's bond be required of any Executor named herein.

(3) I direct the Executor to pay from the residue of my estate passing hereunder, without apportionment or reimbursement, all of my debts, all expenses of administration of property wherever situated passing under this Will or otherwise, and all estate, inheritance, transfer, and succession taxes other than any tax on a generation-skipping transfer which is not a liability of my estate (including interest and penalties, if any) which become due by reason of my death.

(4) I give the Executor the following powers and discretions, in addition to those conferred by law except to any extent inconsistent herewith, in each case to be exercisable without court order:

- (a) To sell at public or private sale, to retain, to lease, to borrow money and for that purpose to mortgage or to pledge, all or part of the real or personal property of my estate;
- (b) To settle claims in favor of or against my estate;
- (c) To make such elections affecting taxes as the executor deems advisable, without regard to the relative interests of the beneficiaries and with or without making any compensating adjustments therefore;
- (d) To distribute property in cash or in kind or partly in each, and to allot different kinds or disproportionate shares of property or undivided interests in property among the distributive shares;
- (e) o execute and deliver any deeds, contracts, mortgages, bills of sale, or other instruments necessary or desirable for the exercise of the executor's powers and

Anna Golub

# UNOFFICIAL COPY

discretions.

I have signed this Will, consisting of three (3) pages, this page included, on September 21, 2009.

Anna Golub  
ANNA GOLUB

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

We certify that in our presence on the date appearing above ANNA GOLUB signed the foregoing instrument and acknowledged it to be her Will, that at her request and in her presence and in the presence of each other we have signed our names below as witnesses, and that we believe her to be of sound mind and memory.

Phil Gendron

15 N. Northwest Hwy

Park Ridge, IL 60064

Paula Gendron

15 N. Northwest Hwy

Park Ridge, IL 60064

Miss Gendron

15 N. Northwest Hwy

Park Ridge IL 60064

Anna Golub

Property of Cook County Clerk's Office



UNOFFICIAL COPY

STATE OF ILLINOIS) )  
COUNTY OF COOK ) SS.

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.

11/10/2014  
 D. K. D. D.  
 M. D. D.

Subscribed to and Sworn to before me  
this 21<sup>st</sup> day of September, 2009.

Makorzata Buziak  
NOTARY PUBLIC



**PREPARED BY:**

Bellas and Wachowski  
Attorneys for Plaintiff  
15 N. Northwest Highway  
Park Ridge, Illinois 60068  
(847) 823-9030  
FAX (847) 823-9393

File No: AT230647

**UNOFFICIAL COPY****EXHIBIT "A"**

**UNITS 1-H AND P-1 IN THE 7201 W. WELLINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**LOTS 1 AND 2 IN JOHN J. RUTHERFORD'S 2ND ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 1998 AS DOCUMENT 08186138, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS**

**Property Address: 7201 W WELLINGTON AVE UNIT 1H ELMWOOD PARK, IL 60707  
Parcel ID Number: 12-25-223-039-1025 S. 1008**

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00*

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.