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EDWIN A. HOLMES, hereinafter referred to as the affiant, states under oath that the affiant resides at 18 South Linden, in the City of Palatine, Illinois; that the affiant was acquainted with FRANCES E. HOLMES, the decedent; that at the time of death, the decedent was one of the owners of property, by virtue of a properly recorded joint tenancy warranty deed, said property located in Cook County, Illinois, and legally described as follows:

The Southerly 2 feet of Lot 3 and the Northerly 48 feet of Lot 4 (both measured on Vernon Avenue) in Block 46 in the First Addition to Glencoe in Section 6, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

FGO No. 05-06-308-042-0000 All WJB

Common Address of Property: 960 Vernon Avenue, Glencoe, IL 60022

That the decedent had no interest in any business or partnership, nor held any power of appointment at death, nor created any remainder interest in property by transfer with retention of a life interest therein or the creation of interest to take effect in possession or enjoyment after death;

That the decedent died on March 17, 1986, and a copy of the applicable death certificate is attached hereto and made a part hereof as Exhibit A;

That the decedent died leaving a last will and testament, the original of which has been filed in the unproven Will box, Circuit Court of Cook County, Illinois, Probate Division, and a copy of which is attached hereto and made a part hereof as Exhibit B;

That no Federal Estate Tax was due from the decedent's estate;

That the affiant makes this affidavit to induce Attorneys' Title Guaranty Fund, Inc. to issue its policy of title insurance on the above described property.

The affiant hereby covenants and agrees, for himself and his heirs, personal representatives or assignees, to forever fully indemnify, protect, defend and hold Attorneys' Title Guaranty Fund, Inc. harmless and to reimburse the Fund for all loss, costs, damages, suits, attorney's fees and expenses of every kind and nature which the Fund may suffer, expend or incur by reason of the issuance of said policy free and clear of the following objections:

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- 1) Claims against the estate of Frances E. Holmes, the decedent;
- 2) Illinois Estate Tax and Federal Estate Tax which may be charged against the estate of said decedent;
- 3) Legacies, if any, created by the will of said decedent;
- 4) Rights to contribution.

Edwin A. Holmes
Edwin A. Holmes

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edwin A. Holmes, 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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 22nd day of December, 1986.

Dorothy M. Seckler
Notary Public

Commission Expires 3-31-90

This instrument prepared by Joseph C. Johnson, Attorney at Law, 1205 Shermer Road, Northbrook, IL 60062.

MAIL TO: Joseph C. Johnson, Attorney at Law, 1205 Shermer Road Northbrook, IL 60062.



DEPT-01 RECORDING 11 25
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COOK COUNTY RECORDER

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MAR 17 1986

DATE

SIGNED

AT

HIGHLAND PARK

, Illinois.

OFFICIAL TITLE

REGISTRAR

The original record of this death is permanently filed with the ILLINOIS DEPARTMENT OF PUBLIC HEALTH at Springfield. County clerks and local registrars are authorized to make certifications from copies of the original record. The Illinois statutes provide that the certification of a death record by the Department of Public Health or the local registrar or the county clerk shall be considered as prima facie evidence of the facts therein stated.

VS 201B (1968)

BUREAU OF STATISTICS - ILLINOIS DEPARTMENT OF PUBLIC HEALTH - SPRINGFIELD 62706

MEDICAL CERTIFICATE OF DEATH

STATE OF ILLINOIS

STATE OF ILLINOIS

87005124

REGISTRATION NO. 49.6
DISTRICT NO. 653
REGISTERED NUMBER

DECEASED - NAME

FIRST MIDDLE LAST

SEX

DATE OF DEATH

LOCATION, DAY, YEAR

1. NAME - FRANCES

2. RACE - WHITE

3. SEX - F

4. DATE OF BIRTH - 1935

5. DATE OF DEATH - 1986

6. PLACE OF BIRTH - AMERICAN

7. PLACE OF DEATH - HIGHLAND PARK

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EXHIBIT A

LAST WILL AND TESTAMENT

OF

FRANCES E. HOLMES

I, FRANCES E. HOLMES, a resident of the Village of Glencoe, County of Cook, and State of Illinois, do make, publish and declare this to be my Last Will and Testament, and hereby revoke all other Wills and Codicils made by me heretofore.

FIRST: The expenses of my last illness, my funeral and the administration of my estate shall be paid out of the principal of my residuary estate.

SECOND: All inheritance, estate and succession taxes (including interest and penalties) payable by reason of my death shall be paid out of and be charged generally against the principal of my residuary estate without reimbursement from any person. Notwithstanding the foregoing, if the cash and readily marketable assets in my estate are insufficient to make the foregoing payments in full, such payments, to the extent of such insufficiency, may be paid out of my interest in any property not passing under this Will which shall be subject to any estate or inheritance taxes.

THIRD: If my husband, FRANKLIN H. HOLMES, survives me, then I give, devise and bequeath to my said husband all the rest, residue and remainder of my estate, wherever situated, of which I am the owner at my death, or to which I may be entitled at the time of my death, which is not otherwise effectively disposed of. At the present time, I am the owner with my said husband, in

EXHIBIT B

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joint tenancy with right of survivorship, of certain bank and savings accounts and three parcels of real estate improved with single family houses, to-wit, the premises commonly known as 960 Vernon Avenue, Glencoe, Illinois; 480 Provident Avenue, Winnetka, Illinois; and 1156 Linden Avenue, Deerfield, Illinois.

FOURTH:

In the event that my aforesaid husband does not survive me, or in the event that he and I die in a common accident or catastrophe, then I give, devise and bequeath all the rest, residue and remainder of my estate, wherever situated, of which I am the owner at my death, or to which I may be entitled at the time of my death, which is not otherwise effectively disposed of, to my daughter, MARY ALICE WEINBERG, now residing at 504 Schoenbeck Road, Prospect Heights, Illinois.

FIFTH:

I nominate and appoint my husband, FRANKLIN H. HOLMES, Executor of this, my Last Will and Testament. In the event of the death of my said husband or in the event of his resignation, refusal, removal or inability to act as Executor, I nominate and appoint my daughter, MARY ALICE WEINBERG, as Successor Executor. No bond with surety or security shall be required to be furnished by either my Executor or my Successor Executor.

My Executor and my Successor Executor are hereby empowered, without order of court:

- A. To settle claims in favor of or against my estate;
- B. To sell at public or private sale any real or personal property owned by me at the time of my death, without application to or confirmation by any court; and
- C. To make distribution of my estate either wholly or partly in cash or kind, and the determination of my Executor or Successor Executor as to the value of any property distributed in kind shall be conclusive.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal
to this, my Last Will and Testament, consisting of three (3)
typewritten pages, this page included, this 14th day of
December, 1976.

Frances E. Holmes (SEAL)

We hereby certify that the foregoing instrument was on
the date hereof signed, sealed, published and declared by the
said FRANCES E. HOLMES as and for her Last Will and Testament in
our presence, who at her request and in her presence and in the
presence of each other, have subscribed our names hereto as witnesses
of the execution thereof, believing the said FRANCES E. HOLMES
at the time of so signing to be of sound mind and memory and under
no constraint.

Theo H. Law, Jr. Residing at 663 Hillcrest Ave,
Champaign, Illinois 60126

Sylvia Sammons Residing at 2747 So 49 Ave
Champaign, Ill 60650

87005124

AFFIDAVIT OF EXECUTION

STATE OF ILLINOIS)
COUNTY OF Cook } SS

We, the attesting witnesses to the Will of Frances E. Holmes, being duly sworn, state that on the 14th day of December, 1976, we saw Frances E. Holmes, the testatrix, sign the Will hereto attached, in our presence, and that we signed the Will in the testatrix's presence, and that we believed the testatrix to be of sound mind and memory at the time of signing of the Will.

Fred H. Law, Jr.
Lydia Simmons

Sworn to and signed before
me this 14th day of
December, 1976.

Ruth Shellpake
Notary Public

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