



Chicago Title Insurance Company

DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

ss.

Order No. None pending

Ruth E. Kruse being duly sworn
states that she resides at 841 N. Western Avenue in the City of
Park Ridge

That she was acquainted with Neils A. Kruse a/k/a N. A. Kruse
deceased who, at the time of his death, was one of the owners of the land in Cook
County, Illinois, described as:

Parcel 1: The West one acre of the North three acres of Lot 3 in
the Subdivision of the West half of the Northwest quarter of Section
26, Township 41 North, Range 12 East of the Third Principal Meridian,
in Cook County, Illinois. Permanent Index No.: 09-26-108-001 CAU, W

Parcel 2: Lot One in Block Three in Kruse and Melondy's Subdivision
of part of the North three acres of Lot Three in Subdivision of the
West half of the Northwest quarter of Section 26, Township 41 North,
Range 12 East of the Third Principal Meridian, in Cook County,
Illinois. Permanent Index No.: 09-26-108-020 CYO WA

Property Address: 841 N. Western Avenue, Park Ridge, IL

That the deceased died November 28, 1986, as evidenced 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 Cook County, Illinois about April 21, 1987

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 Two hundred fifty thousand dollars.

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

Subscribed and sworn to before me by the said

RUTH E. KRUSE

this 25 day of April, A.D. 1987.

[Signature]

Notary Public

[Signature]

(affiant's signature)
RUTH E. KRUSE

THIS INSTRUMENT PREPARED BY:
JOHN C. HAAS

PGHM 3763 115 S. Emerson Street
Mt. Prospect, IL 60056

MAIL 70

File 5826

872853-18

1 7 2 0 5 3 4 8

STATE AND COUNTY

STATE OF ILLINOIS

MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO 16 D REGISTERED NUMBER RELEASED NAME

1. NAME (LAST, FIRST, MIDDLE) NEILS A KRUSE SEX MALE DATE OF BIRTH NOVEMBER 28, 1986 PLACE AND DATE OF DEATH AMERICAN 77 OCT. 24, 1909 COUNTY COOK

2. PARK RIDGE ILL. LUTHERAN GENERAL HOSPITAL MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY) 10. MARRIED NAME OF SURVIVING SPOUSE RUTH NEE JACKMAN

3. ILLINOIS 9. U.S.A. USUAL OCCUPATION RET. SELF EMPLOYED, LAWN & GARDEN KIND OF BUSINESS OR INDUSTRY SOCIAL SECURITY NUMBER 346 03 5599A

RESIDENCE STREET AND NUMBER 841 N. WESTERN AVE PARK RIDGE ILL. CITY, TOWN, YEAR ON ROAD DISTRICT NO. 156 YES INSIDE CITY YES

15. NIELS KRUSE CHRISTINE JACOBSEN RELATIONSHIP WIFE MAILING ADDRESS 841 N. WESTERN AVE. PARK RIDGE, ILL. 60068

17. RUTH KRUSE DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR (1) TO (4))

18. IMMEDIATE CAUSE (1) (2) (3) (4) 1. Myocardial infarction 2. Atherosclerosis of heart 3. Coronary atherosclerosis 4. Unknown

19. OTHER SIGNIFICANT CONDITIONS (CONDITIONS CONTRIBUTING TO DEATH, BUT NOT RELATED TO CAUSE GIVEN IN PART 18) AUTOPSY YES NO

20. DATE OF OPERATION, IF ANY MAJOR FINDINGS OF OPERATION DATE SIGNED 11/25/86 HOUR OF DEATH 5:25 P.M.

21. SIGNATURE OF PHYSICIAN DR. KENNETH PATT M.D. 132 S. PROSPECT AVE. 60068 ILLINOIS LICENSE NUMBER 228 36 36139

23. BURIAL CEMETERY CREMATORY - NAME TOWN OF MAINE LOCATION PARK RIDGE, ILL. DATE DEC. 1, 1986

I HERBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named in Item 1 and that this record was established and filed in my office in accordance with the provisions of the Illinois statutes relating to the registration of births, stillbirths and deaths.

Date December 1, 1986 Signed Angela Augustin Official Title, Chief Deputy Registrar.

80285228

UNOFFICIAL COPY

LAST WILL AND TESTAMENT

OF

NEILS ANDREAS KRUSE

I, NEILS ANDREAS KRUSE, a resident of Park Ridge, Cook County, Illinois, being of sound and disposing mind and memory, do hereby make, publish and declare this to be my Last Will and Testament hereby revoking all former Wills, and Codicils thereto, by me heretofore made.

ARTICLE I

I order and direct my Executrix to pay out of the principal of my estate all my just debts, funeral expenses and the costs of administration of my estate. I further direct my Executrix to pay out of the principal of my estate, or to make deposits to secure such payment, and treat as expenses of administration chargeable against my estate generally, all so-called inheritance and estate taxes, including interest and penalties thereon, that may be assessed in any way by reason of my death and I hereby waive on behalf of my estate any right to recover from any person, including any beneficiary of insurance on my life, any part of such taxes so paid.

ARTICLE II

First: I give, devise and bequeath all of the remainder of my property, real, personal and mixed, wheresoever located, to my beloved wife, RUTH JACKMAN KRUSE, to have and to hold as her property absolutely.

Second: In the event my beloved wife, RUTH JACKMAN KRUSE, predeceases me, or in the event my wife, RUTH JACKMAN KRUSE, and I die simultaneously or in the event my wife, RUTH JACKMAN KRUSE, dies within thirty days after my death, I give, devise and bequeath all of the remainder of my property, real, personal and mixed, wheresoever located to my beloved son, NEILS ANDREAS KRUSE, JR., to have and to hold as his property absolutely.

ARTICLE III

First: I hereby nominate and appoint my beloved wife, RUTH JACKMAN KRUSE, as Executrix of this my Last Will and Testament and direct that she shall not be required to give surety on her official bond.

Ed. M.S.

Neils Andreas Kruse

87285318

Second: In the event of the death, resignation, refusal or inability to act of my wife, RUTH JACKMAN KRUSE, I nominate and appoint my son, NEILS ANDREAS KRUSE, JR., as Successor Executor of this my Last Will and Testament and direct that he shall not be required to give surety on his official bond.

Third: I give unto my said Executrix, or her successor, and hereby direct that the same be exercised without requiring leave or direction of any court in that behalf, full power and authority to sell and convey the whole or any part of my said estate, real, personal and mixed, for such prices, on such terms, and to such parties as my said Executrix shall deem best; to extend from time to time, or pay in whole or in part, any note or other obligation existing at the time of my decease; to borrow money for the use of my estate and to pledge or mortgage all or any portion of the property belonging to my estate as security for the repayment thereof; to settle and compound any and all claims either in favor of or against my estate, upon such terms as she may deem proper, and to execute and deliver all necessary and proper documents in evidence or confirmation of any act herein authorized. Any person taking any property from my said Executrix by way of sale, mortgage, pledge or exchange shall be required to see to the application of the proceeds thereof or to inquire as to the authority of said Executrix.

My Executrix is further authorized when she deems such action necessary to the proper protection of the interests of the estate, to join in any plan of reorganization, consolidation, merger or readjustment in respect of any securities belonging to my estate; to accept new securities offered thereunder and to do any acts and to make any payments which may be required to entitle my estate to the benefits of such plan.

IN WITNESS WHEREOF, I, the said NEILS ANDREAS KRUSE, have to this my Last Will and Testament contained on two sheets of paper, and to each sheet thereof subscribed my name, and to this the last sheet thereof have hereunto subscribed my name and affixed my seal in the presence of the witnesses named on the lines below, this 22nd day of December, 1977.

Neils Andreas Kruse (Seal)

Signed, sealed, published and declared by the said Neils Andreas Kruse as and for his Last Will and Testament, in the presence of us, who at his request and in his presence and in the presence of each other, believing him to be of sound and disposing mind and memory, have subscribed our names as witnesses on the day and year last above written.

Richard A. Powell Residence 7401 Highland Mall
Mr. Schum Residence 2400 W. 111th St. Oak Ridge, Ill

87285348

UNOFFICIAL COPY

57255318

Property of Cook County Clerk's Office



COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST. CHICAGO, ILL. 60602



Mailed To
~~Haas~~
Haas & Haas
115 S. Emerson
Mt Prospect, Ill 60056

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
PROBATE DIVISION

I HEREBY CERTIFY THAT THE DOCUMENT TO WHICH
THIS CERTIFICATION IS AFFIXED IS A TRUE AND
CORRECT COPY OF AN INSTRUMENT IN WRITING
PURPORTING TO BE THE LAST WILL AND TESTAMENT
OF NEILS ANDREAS KRUSE
DECEASED, FILED IN THE OFFICE OF THE CLERK OF
THE CIRCUIT COURT OF COOK COUNTY, PROBATE
DIVISION ON APR 21 1987

APR 22 '87

Morgan M. Farley
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, ILLINOIS