

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

91429712

DEPT. OF REVENUE  
71444 1808 2013 0611751 15143106  
6812 : 91-429712

## A F F I D A V I T

EUGENE ZIENTEK, being first duly sworn on oath, deposes and states as follows:

1. That I am the surviving Joint Tenant of real property legally described as follows:

Lot 19 in Block 2 in Holstein, a Subdivision of the West half of the North West quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2325 W. Fullerton  
Chicago, IL 60647

P.I.N. NO. 14-31-100-015

2. That I reside at 2325 W. Fullerton, Chicago, Illinois 60647.

3. That I am the son of Marie S. Zientek, the other Joint Tenant.

4. That Marie S. Zientek died on July 7, 1991, a certified copy of her death certificate is attached hereto.

5. That the decedent had a will, a copy of which is attached hereto.

6. That the total value of the estate was less than \$75,000.00 at the time of her death.

7. That there is no estate, inheritance or other death taxes due from her estate.

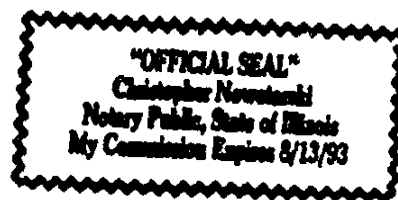
Further Affiant sayeth not.

*Eugene Zientek*  
EUGENE ZIENTEK

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SUBSCRIBED and SWORN TO  
before me this 21st day  
of August, 1991.

*Christopher T. Nowotarski*  
Notary Public

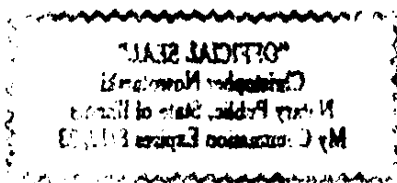


PREPARED BY:  
Christopher T. Nowotarski, Esq.  
STONE, POGRUND, KOREY & SPAGAT  
221 N. LaSalle Street, #3200  
Chicago, IL 60601

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Property of Cook County Clerk's Office



REGISTRATION DATE  
DISTRICT NO. **16.10**  
REGISTERED NUMBER

STATE OF ILLINOIS  
MEDICAL EXAMINER'S - CORONER'S  
CERTIFICATE OF DEATH  
# 155 July 91.

STATE FILE NUMBER  
**W12894**

DECEASED-NAME: **Marie S. Zientek**  
FIRST MIDDLE LAST  
COUNTY OF DEATH: **Cook**  
CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER: **CHICAGO**

AGE- LAST BIRTHDAY (M/D/Y): **94**  
HOSPITAL OR OTHER INSTITUTION NAME (IF NOT MEMBER GIVE STREET AND NUMBER):  
SEX: **Female**  
DATE OF BIRTH (MONTH DAY YEAR): **March 22, 1897**  
DATE OF DEATH (MONTH DAY YEAR): **July 7, 1991**

RESIDENCE (STREET AND NUMBER): **2325 W. FULLERTON**  
CITY, TOWN, TWP. OR ROAD DISTRICT NO.: **CHICAGO**  
COUNTY: **COOK**  
ZIP CODE: **60647**

FAATHER-NAME: **NOT AVAILABLE**  
MOTHER-NAME: **NOT AVAILABLE**  
RELATIONSHIP: **SON**  
MAILING ADDRESS (STREET AND NO. OR RD. OR TWP. OR ROAD DISTRICT NO. OR STATE): **176 2325 W. FULLERTON CHICAGO, IL 60647**

CAUSE OF DEATH: **Arterio Sclerotic Cardio Vascular Disease**  
CONDITIONS, IF ANY, WHICH GIVE RISE TO STATE THE UNDERLYING CAUSE LAST DUE TO OR AS A CONSEQUENCE OF:  
(a) **Arterio Sclerotic Cardio Vascular Disease**  
(b) **NOT AVAILABLE**  
(c) **NOT AVAILABLE**

CAUSE OF DEATH: **Natural**  
SOURCE (UNDETERMINED SPECIFY):  
PLACE OF INJURY (AT HOME, FARM, STREET, FACTORY, OFFICE BUILDING, ETC.) (SPECIFY):  
DATE OF INJURY (MONTH, DAY, YEAR):  
LOCATION (CITY, VA. OR TWP. OR RD. OR TWP. OR ROAD DIST. NO. COUNTY STATE):  
HOW INJURY OCCURRED (GIVE NATURE OF INJURY MENTIONED IN PART II):

CERTIFY THAT IN MY OPINION BASED UPON MY INVESTIGATION AND ON THE INFORMATION THIS DEATH OCCURRED ON THE DATE, AT THE PLACE AND DUE TO THE CAUSE(S) STATED, AND THAT  
DATE SIGNED: **July 7, 1991**  
TIME: **2:4:20 P.M.**

REGISTRATION DATE: **July 7, 1991**  
DISTRICT NO.: **16.10**  
REGISTERED NUMBER: **155**

LOCAL REGISTRAR'S SIGNATURE: **Virginia L. Parker, M.P.A.**  
LOCAL REGISTRAR'S NAME: **VIRGINIA L. PARKER, M.P.A.**  
LOCAL REGISTRAR'S ADDRESS: **1119 N. WOLFFCROFT AVENUE, CHICAGO, ILLINOIS 60647**

STATE OF ILLINOIS  
COUNTY OF COOK  
CITY OF CHICAGO

JUL 0 8 1991

I, VIRGINIA L. PARKER, M.P.A. ACTING LOCAL REGISTRAR OF VITAL STATISTICS OF THE CITY OF CHICAGO, DO HEREBY CERTIFY THAT I AM THE KEEPER OF THE RECORDS OF BIRTHS, STILLBIRTHS AND DEATHS FOR THE CITY OF CHICAGO BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF CHICAGO; THAT THE ACCOMPANYING CERTIFICATE ON THIS SHEET IS A TRUE COPY OF A RECORD KEPT BY ME IN PURSUANCE OF SAID LAWS AND ORDINANCES.



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THIS CERTIFIED COPY VALID WHEN MULTICOLOR SIGNATURE SEAL IS AFFIXED.

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## LAST WILL AND TESTAMENT

OF

MARIE ZIENTEK  
\*\*\*\*\*

I, MARIE ZIENTEK, a widow and not since remarried, of the City of Chicago, County of Cook, and State of 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 previous Wills, Codicils and Testaments heretofore made.

### ARTICLE ONE \*\*\*\*\*

It is my Will, and I hereby direct, that all my just debts, funeral expenses, expenses of settling my estate, including inheritance taxes and estate taxes, becoming due by reason of my death, be first paid out of my personal estate and be paid as soon as practicable after my demise.

### ARTICLE TWO \*\*\*\*\*

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711-3  
I hereby give, devise and bequeath to my beloved son, EUGENE ZIENTEK, all of my household furniture and fixtures books, pictures, jewelry, silverware, wearing apparel, linens and all other articles of household or personal use or ornament of which I may die possessed, if he survives me, and if not, then to my beloved great granddaughter, SONIA L. CERDA.

### ARTICLE THREE \*\*\*\*\*

I hereby give, devise and bequeath all the rest and residue of my estate, including all real, personal and/or mixed property wherever situated, to my beloved son, EUGENE ZIENTEK, to have and to hold and to be his forever.

### ARTICLE FOUR \*\*\*\*\*

In the event, and only in the event, that my beloved son, EUGENE ZIENTEK, predeceases me, or in the event that our deaths should occur simultaneously or approximately so, or in the same accident or calamity, or under circumstances causing

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doubt as to which survived the other, then I hereby give, devise and bequeath my said property, whether real, personal and/or mixed, and wheresoever situated, to my beloved great granddaughter, SONIA L. CERDA, if she has then attained the age of 18 years, and if not, then to HERBERT B. DUBROW, as Trustee, to be held for the use and benefit of my beloved great granddaughter, and the Trustee to hold, manage and invest the same and to hold such share and expend and use so much of the income and principal thereof as the Trustee may deem necessary or desirable for the care, support, maintenance and education of my great granddaughter, and any income not so expended shall be added to the principal of said share. As my great granddaughter shall attain the age of 18 years, the Trustee shall distribute to her the principal or remainder of said share.

*M-Z*

ARTICLE FIVE  
\*\*\*\*\*

I hereby appoint my beloved son, EUGENE ZIENTEK, as Executor of this, my Last Will and Testament, to serve without surety on his official bond. I further give my Executor full power and authority at any time or times to sell, mortgage, pledge or exchange or otherwise deal with or dispose of the property comprising my estate, upon such terms as he shall deem best, without order or approval of any Court. I further authorize my Executor to acknowledge and deliver deeds and other instruments of conveyance thereof to the purchaser or purchasers, and that no purchaser from said Executor shall need to see to the application of the purchase money, but the receipt of said Executor shall be a complete discharge and acquittance therein.

ARTICLE SIX  
\*\*\*\*\*

In the event of the death, refusal or any inability of my beloved son, EUGENE ZIENTEK, to act as Executor, I hereby appoint HERBERT B. DUBROW, as Successor Executor, to serve in such capacity, without surety on his official bond, and upon the identical terms, conditions and powers as set forth in the preceding Paragraph.

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## ARTICLE SEVEN \*\*\*\*\*

I hereby appoint HERBERT B. DUBROW to be Guardian of the estate of my minor great granddaughter, during her minority.

## ARTICLE EIGHT \*\*\*\*\*

If, in any respect, any provision of my Will, in whole or in part, shall prove to be invalid, such invalidity shall only affect the part of such provision which shall be invalid. In all other respects, my Will shall stand as if such invalid provision had not been made, and it shall fail to the extent, and only to the extent such provision shall be invalid.

IN WITNESS WHEREOF, I have hereunto placed my hand and seal to this, my Last Will and Testament, at Niles, Cook County, Illinois, this 11 day of May, 1983

Marie Zientek (SEAL)

We, the undersigned, do hereby certify that the above and foregoing instrument, consisting of 4 pages, including the following page, has been signed by the Testatrix and declared by her as her Last Will and Testament, in our presence; and that we, in her presence and in the presence of each other, and at her request, have signed our names as witnesses thereto, believing MARIE ZIENTEK, at the time of signing, to be of sound mind and memory.

Walter Kaufmann ADDRESS 8046 W. North Ave.  
Niles, Ill.

Robert F. ... ADDRESS 5907 Ogden  
Niles, Ill.

Gene ... ADDRESS 206 E. Mt. Prospect Rd.  
Mt. Prospect, Ill.

STATE OF ILLINOIS,  
  )SS  
COUNTY of C O O K)

We, the undersigned, the attesting witnesses to the Last Will and Testament of MARIE ZIENTEK, on oath state that each of us was present and saw the Testatrix sign the Will, of which

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this Affidavit is a part, in our presence; that the Will was attested to by each of us in the presence of the Testatrix; and that each of us believed the Testatrix to be of sound and disposing mind and memory at the time of signing.

Hedra Kaufman  
Laura Ferdman  
Jessie...

SUBSCRIBED and SWORN to  
before me this 11th day  
of May, 1982.

Dorena M. Husk  
Notary Public

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Eugene J. Quinlan  
2025/07/11/11:00 AM