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LETTERS OF OFFICE- DECEDENT'S ESTATE

(Rev. 4-88) CCP-415

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
County Department, Probate Division

Estate of

No.

96 P 1428

Docket

031

Deceased

Page

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GRACE F. O'NEIL

LETTERS OF OFFICE-DECEDENT'S ESTATE

96703046

IRA EPPINGER

has been appointed

INDEPENDENT EXECUTOR

of the estate of

GRACE F. O'NEIL

deceased,

who died FEBRUARY 2, 19 96 and is authorized to take possession of and collect the estate of
the decedent and to do all acts required by law.

Witness,

FEBRUARY 16,

19 96

AURELIA PUCINSKI

Clerk of court

LS

96703046

CERTIFICATE

I certify that this is a copy of the letters of office now in force in this estate.

Witness,

FEBRUARY 20,

19 96

Aurelia Pucinski

Clerk of court

AD



Box 392

**ATTORNEYS' NATIONAL
TITLE NETWORK**

3/20/96

AURELIA PUCINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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Property of Cook County Clerk's Office

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Copy of Will

(Rev. 6-89) CCP-317

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION

Estate of	}	No.	96 P 1428
GRACE F. O'NEIL		Docket	031
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COPY OF WILL

The undersigned states under penalties of perjury that the attached facsimile is a copy of the will filed for admission to probate.


(petitioner) (attorney)

Atty Name Tracey A. Lundgren
Firm Name
Attorney for Petitioner
Address 3927 North Paulina
City & Zip Chicago, Illinois 60613
Telephone (312) 388-0014
Atty No. 29005

96703046

AURELIA PUCINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

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Last Will and Testament of

GRACE F. O'NEIL

I, GRACE F. O'NEIL, of Chicago, Illinois, revoke all prior Wills and Codicils and make this my Will.

SECTION ONE

I bequeath all of my personal effects, household goods, automobiles, and all other items of goods and chattels to my nephew, IRA G. EPPINGER, or if he predeceases me, to KAY EPPINGER, his wife.

SECTION TWO

I give and devise the residue of my estate in the following manner:

SEVENTY-FIVE PERCENT (75%) to my nephew, IRA G. EPPINGER, if he survives me or if he predeceases me, then to the heirs-at-law of IRA G. EPPINGER.

TWENTY-FIVE PERCENT (25%) in equal shares to my grandchildren who survive me. My grandchildren living on this day are: JEREMIAH F. O'NEIL, JOHN PATRICK O'NEIL, JAMES MICHAEL O'NEIL and JOSEPH RICHARD O'NEIL.

SECTION THREE

No person named in this Will shall be deemed to have survived me unless he or she is living on the thirtieth day succeeding the day of my death.

96703046

G.F.O.

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SECTION FOUR

I name my nephew, IRA G. EPPINGER, as the executor of this Will. If for any reason IRA G. EPPINGER fails or ceases to act as executor, then I name KAY EPPINGER, his wife, as executor. If both IRA G. EPPINGER and KAY EPPINGER fail or cease to act as executor then I name the NORTHWEST NATIONAL BANK OF CHICAGO, as Executor. I direct that no security on the executor's bond be required of IRA G. EPPINGER or of KAY EPPINGER.

SECTION FIVE

I direct the executor to pay out of my estate passing hereunder all of my just debts, funeral expenses and burial expenses, all expenses of administering my estate and all estate, inheritance, transfer and succession taxes, including interest and penalties, if any which become due by reason of my death. I waive on behalf of my estate any right to recover from any person, including any beneficiary of insurance upon my life, any part of such taxes.

SECTION SIX

I give the executor the following powers and discretions, 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 exercise or not exercise any election or option granted to executors by the Internal Revenue Code in force at my death even though such exercise or non-exercise increases or decreases estate principal or income, without adjustment to principal or income;

(d) To distribute the residue of my estate in cash or in kind or partly in each, and for this purpose the determination of the executor as to the value of any property distributed in kind shall be conclusive; and

(e) To execute and deliver any deeds, contracts, mortgages, bills of sale or other instruments necessary or desirable for the exercise of his powers and discretions as executor.

B-7-0

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SECTION 5521

If any beneficiary of mine has not attained the age of twenty-five (25) years at the time any property becomes distributable to him or her, the executor may distribute any part or all of such property to a parent or adult relative of the beneficiary, as trustee, against such person's receipt and upon his written undertaking to deliver the property to the beneficiary at the time he or she attains the age of twenty-five (25) years, and in the meantime to hold it in trust and use it for the benefit of the beneficiary. Such receipt and written undertaking shall discharge the executor.

IN WITNESS WHEREOF, I have signed this Will consisting of three typewritten pages, this page included, and have initialed the margin of each preceding page, all this 3rd day of May 1989

Grace F. O'Neil

GRACE F. O'NEIL

We certify that in our presence on the date appearing above GRACE F. O'NEIL 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.

Louis F. #1

Delma M. Hall

2533 W. Peterson

Chicago, Ill. 60657

2474 West Erie #3

Chicago, Ill. 60645

96703046

B7.0

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Bond for Sale or Mortgage of Real Estate - No Surety

(Rev. 6-89) CCP-362

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

Estate of

GRACE F. O'NEAL

No.	96 P 1428
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BOND FOR SALE OR MORTGAGE OF REAL ESTATE - NO SURETY

I, Ira Eppinger, bind myself to the People

of the State of Illinois that I will properly dispose of the proceeds of the sale (sale) (mortgage)

of real estate legally described as:

Lot Thirty Nine (except South 27.40 feet thereof) (39) Lot Forty (except North 12.10 feet thereof) (40) in Dickinson Park Subdivision of the West 830 feet (except the South 175 feet) of the East three-quarters (3/4) of Lot Twelve (12) in School Trustees' Subdivision of Section 16, Town 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois and commonly known as

4024 North Lavergne, Chicago, Illinois

The obligation of this bond is limited to \$ 180,000.00

APPROVED

ENTERED

APR 11 1996

R. CUSACK #400

Ira Eppinger

(Representative)

Address 5584 West Mercer Lane

Glendale, Arizona 85304

Judge

Judge's No.

Atty Name Tracey A. Lundgren

Firm Name

Atty for Representative

Address 3927 North Paulina

City & Zip Chicago, IL 60613

Telephone (312) 388-0014

Atty No. 29005



Signed and sworn to before me

Tracey A. Lundgren 19 96

[Signature]
(Clerk of Court) (Notary public)

FILED

APR 11 1996

R. CUSACK #400

*The first name of representative must be written in full.

AURELIA PUCINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, PROBATE DIVISION

Estate of

GRACE F. O'NEIL

Deceased

No. 96 P 1428

Docket 031

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ORDER DECLARING HEIRSHIP

After considering evidence concerning heirship, the court declares that the following are the only heirs of the decedent:

- Jeremiah O'Neil - Grandson
- John P. O'Neil - Grandson
- James M. O'Neil - Grandson
- Joseph R. O'Neil - Grandson

ENTERED

FEB 16 1996

R. CLSACK #400

ENTER:

Judge

Judges's No.

Atty Name Tracey A. Lundgren

Firm Name

Atty for Petitioner

Address 3927 North Paulina

City & Zip Chicago, Illinois 60613

Telephone (312) 388-0014

Atty No. 29005

AURELIA PUCINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

96703016

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