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COOK COUNTY RECORDER

## AFFIDAVIT OF HEIRSHIP

OF

BERNARD SPROAT

ATGF, INC

I, JEFFRY ALLEN SPROAT state on oath that I reside at 5518 West Grace Street, Chicago, Illinois, am of legal age and under no legal disability.

I am the son of BERNARD SPROAT who died testate on August 23, 1995 at Chicago, Illinois (a copy of his death certificate is attached hereto as Exhibit A and a copy of his will is attached hereto as Exhibit C).

That at the time of his death, BERNARD SPROAT was an owner of an interest in the real estate commonly known as 5518 West Grace Street, Chicago, Illinois (a copy of the legal description to said real estate is attached hereto as Exhibit B).

That the decedent, BERNARD SPROAT had married only once during his life and then to BARBARA L. SPROAT, who predeceased him.

BARBARA L. SPROAT and BERNARD SPROAT had two children as a result of this marriage being JEFFRY ALLEN SPROAT and LAURA LYNNE SPROAT (now by marriage LAURA LYNNE HARTLINE).

That BERNARD SPROAT never had or adopted any other children and his marriage to BARBARA L. SPROAT terminated by her death. He

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never married again during his life.

At the time of his death, BERNARD SPROAT'S only heirs at law were JEFFRY ALLEN SPROAT, son and LAURA LYNNE SPROAT (now by marriage LAURA LYNNE HARTLINE), daughter.

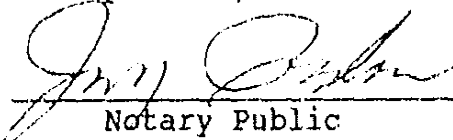
BARBARA L. SPROAT never had or adopted any other children.

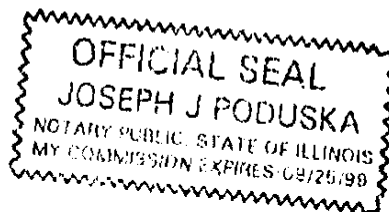
That at the time of the death of BERNARD SPROAT, his estate did not exceed \$200,000.00 and did not generate any state or federal estate or inheritance taxes.

Further affiant sayeth not:

  
JEFFRY ALLEN SPROAT

SUBSCRIBED and SWORN to  
before me this 15<sup>th</sup> day  
of September, 1996.

  
Notary Public



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I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent in item 1 and that this record was established and filed in my office in accordance with the provisions of Illinois statutes relating to the registrar of birth, stillbirth and death.

AUG 25 1995

Signed Madeline Mc Curry

At Cook County Department of Public Health Official Title Deputy Registrar  
1810 Lake Street Suite 300 Oak Park, Illinois 60301

Page A

## STATE OF ILLINOIS MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. 16.0

REGISTRATION DISTRICT NO. 16.0  
REGISTERED NUMBER BERNARD

DECEASED NAME BERNARD

SEX MALE

RACE WHITE

DATE OF BIRTH APRIL 17, 1935

DATE OF DEATH AUGUST 23, 1995

PLACE OF DEATH INPATIENT

RESIDENCE (SEE INSTRUCTIONS) 5818 WEST GRACE ILLINOIS 60641

RESIDENCE (SEE INSTRUCTIONS) UPHOLSTERER

USUAL OCCUPATION UPHOLSTERER

EMPLOYED SELF EMPLOYED

DATE OF DEATH APRIL 17, 1935

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DATE OF DEATH APRIL 17, 1935

230 REGISTRATION DISTRICT NO. 16.0  
231 REGISTERED NUMBER BERNARD  
232 DECEASED NAME BERNARD  
233 SEX MALE  
234 RACE WHITE  
235 DATE OF BIRTH APRIL 17, 1935  
236 DATE OF DEATH AUGUST 23, 1995  
237 PLACE OF DEATH INPATIENT  
238 RESIDENCE (SEE INSTRUCTIONS) 5818 WEST GRACE ILLINOIS 60641  
239 RESIDENCE (SEE INSTRUCTIONS) UPHOLSTERER  
240 USUAL OCCUPATION UPHOLSTERER  
241 EMPLOYED SELF EMPLOYED  
242 DATE OF DEATH APRIL 17, 1935

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## LEGAL DESCRIPTION EXHIBIT "B"

Lot 6 in Block 1 in Fred Buck's Subdivision of that part of the North 3/4 of the West 1/2 of the West 1/2 of the North West 1/4 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian lying South of the North 15.98 Acres thereof (Excepting therefrom the North 119.5 feet thereof) in Cook County, Illinois.

Permanent Index No. 13-21-112-031

Common Address: 5518 West Grace Street  
Chicago, Illinois 60641

This document prepared by:

Joseph J. Poduska  
Attorney at Law  
6059 W. Irving Park Road  
Chicago, IL 60634

After recording mail to:

Joseph J. Poduska  
Attorney at Law  
6059 W. Irving Park Road  
Chicago, IL 60634



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## Last Will and Testament

of

BERNARD SPROAT

I, BERNARD SPROAT of the City of Chicago, County of Cook, State of Illinois, being of sound mind and disposing memory, do make, publish, and declare this to be my Last Will and Testament, hereby revoking all prior Wills and Codicils thereto by me made.

### ARTICLE I

I order and direct my Executrix, hereinafter named, to pay all of my just debts, including the expenses of my last illness, my funeral expenses, and the costs of the administration of my estate. I also direct that all estate, transfer, inheritance or succession taxes imposed by reason of my death, including taxes imposed on the interest of any legatees, devisees, transferees, or beneficiaries, and all other charges and liens resulting therefrom, be considered and treated as expenses and costs of administering my estate and be paid out of my estate before distribution thereof; and my Executrix shall not require any legatee, devisee, transferee, or beneficiary to reimburse my estate for any taxes, charges, or liens so paid, nor deduct the same from the share of any such person hereunder.

### ARTICLE II

In the event that any person named as a devisee, legatee, transferee, or beneficiary under the terms of this Will should fail to survive me by thirty (30) days, it shall be presumed that he or she failed to survive me.

### ARTICLE III

I am currently unmarried. I have two children now living:

LADRA LYNNE SPROAT, age 18, and

JEFFERY ALLEN SPROAT, age 15.

*Bernard Sproat*

*RWH:BIT '01*

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I intend by this Will to provide for all my children, including children adopted by me. This Will shall be construed to provide for all of my children, whether in esse or en ventre sa mere.

## ARTICLE IV

Unless otherwise provided herein, all gifts made under this Will to my children shall be to each child per stirpes and not per capita. If any child of mine not yet of the age of 18 becomes entitled to receive any property under the terms of this Will, or from any other source, then I expressly direct that a Guardian of the Estate, hereinafter named, of such child or children, shall be appointed to hold such property under the terms set forth in the Uniform to Minors Act.

## ARTICLE V

Should I die as a single parent having custody of a child or children of mine who has not or have not, as of my death, attained the age of 18, I nominate and appoint RICHARD SPROAT, my brother, to serve as Guardian of the Person(s) of that child or children. If RICHARD SPROAT is unable, unwilling, or refuses to so act, then I nominate and appoint DOROTHY SUNDIN and EINAR SUNDIN to serve as said Guardians of the Person(s). No Guardian of the Person shall be required to furnish bond in connection the performance of duties as Guardian of the Person(s).

## ARTICLE VI

I give, bequeath, devise, and legate all of my worldly goods and possessions, of every kind and nature, of which I am seised and possessed, or to which I may be entitled at my death, to my children in equal shares.

Bernard Sproat

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## ARTICLE VII

In the event a child of mine requires a Guardian of the Estate by reason of his or her having failed to attain the age of 18 prior to my death with my spouse not surviving me, then I nominate and appoint RICHARD SPROAT to act as Guardian of the Estate of such child or children, to serve without bond. In the event that is unable, unwilling, or refused to so act, then I nominate and appoint DOROTHY SUNDIN and EINAR SUNDIN to serve without bond, as Guardians of the Estate.

## ARTICLE VIII

Without in any way intending to limit the powers otherwise conferred by law upon the Executrix of this Will, I give to my Executrix full power and authority, as in her discretion she deems best, without order of Court, to include, but not be limited to, the following: to borrow money; to sell, mortgage, pledge, or otherwise deal with or dispose of the property of my estate, real, personal, or mixed at such prices and upon such terms and to such parties as my Executrix shall deem best; to invest and reinvest the property of my estate; to pay, to settle, to contest, to compromise, to abandon, or to compound all demands or claims in favor of, or against my estate, to execute and deliver all necessary or desirable conveyances, assignments, transfers, contracts, mortgages, and other instruments; to give full releases and discharges; to vote all shares of stock, in person or by proxy; to enter into any and all agreements she deems to be in the best interest of my estate and to be accomplished my testamentary purposes; and to make whatever lawful arrangements that are necessary and proper in order to realize the greatest amount of savings relative to the payment of taxes accruing due to my death and the administration of my estate.

## ARTICLE IX

I nominate and appoint LAURA LYNNE SPROAT as Executrix of this, my Last Will and Testament; and should she be unable,

Bernard Sproat

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unwilling, or refuses to so act, then I nominate and appoint RICHARD SPROAT, to act as Successor Executor. I direct that the powers herein given to my Executrix or to my Successor Executor shall be exercised without application to or confirmation by any court, and that no bond shall be required for the performance of her or his duties.

## ARTICLE X

All of the rest, remainder, and residue of my estate, including all lapsed bequests, legacies, and devises, I give, bequeath, devise and legate to my children in equal shares.

IN WITNESS WHEREOF, I set my hand and seal to this, my Last Will and Testament, consisting of five (5) typewritten pages and on the margin of each have affixed my signature on this day of August 5, 1983.

Bernard Sproat  
Bernard Sproat

The foregoing instrument bearing the signature of the Testator was this 5<sup>th</sup> day of August, 1983, signed, sealed, published, and declared by said Testator 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, have hereunto subscribed our names as witnesses hereto, we and each of us believing said Testator to be of sound mind and disposing memory on the date hereof.

[Signature] RESIDING AT 611 SAPIR  
976 Fremont St. #2  
Chicago, IL 60605

[Signature] RESIDING AT 1640 W FARWELL ST  
CHICAGO IL 60626

[Signature] RESIDING AT 5341 W. COTTAGE  
CHICAGO, ILLINOIS

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Bernard Sproat

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STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK   )

## AFFIDAVIT OF WITNESS

WE, the attesting witnesses to the Last Will and Testament of BERNARD SPROAT state under oath that each of us was present and saw the Testator sign and declare as his Last Will and Testament the instrument of which this Affidavit is a part; that each of us then attested the Will at the Testator's request and in the presence of the Testator and each other.

[Signature]  
[Signature]  
[Signature]

SUBSCRIBED AND SWORN TO  
before me this 5th day  
of August, 1983.

[Signature]  
Notary Public

Prepared by:  
Keith Davis  
205 W. Randolph St.  
Suite 1310  
Chicago, Illinois 60606  
(312) 853-3602

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44-555003

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 Bernard S. Pratt

PRESENTED FILED IN THE OFFICE OF THE CLERK OF  
THE CIRCUIT COURT OF COOK COUNTY PROBATE  
DIVISION ON February 26 19 96

February 27 19 96  
Wanda H. Hunsaker  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, ILLINOIS

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