

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

IN THE MATTER OF THE
JOINT TENANCY BETWEEN
JEREMIAH F. BRANSFIELD
AND MAUREEN BRANSFIELD,
HIS WIFE, AS TO REAL
ESTATE LOCATED IN THE
TOWN OF OAK PARK, COUNTY
OF COOK, STATE OF
ILLINOIS.

97381920

Janet J. ...
EXEMPTION APPROVED \$47.50
VILLAGE CLERK
VILLAGE OF OAK PARK

DEPT-01 RECORDING
T45555 TRAN 8862 05/29/97 15:46:00
COOK COUNTY RECORDER
BJ *-97-381920

QUALIFIED DISCLAIMER OF MAUREEN BRANSFIELD

WHEREAS, during their lifetimes JEREMIAH F. BRANSFIELD and MAUREEN BRANSFIELD, his wife, took title to real estate commonly known as 1018 N. Kenilworth Avenue, Oak Park, Illinois;

WHEREAS, JEREMIAH F. BRANSFIELD and MAUREEN BRANSFIELD, his wife, took title to the said real estate as joint tenants with right of survivorship, on July 31, 1964;

WHEREAS, said JEREMIAH F. BRANSFIELD passed away on September 2, 1996 (a copy of his death certificate is attached as Exhibit A), leaving MAUREEN BRANSFIELD, his wife, as the sole surviving joint tenant;

WHEREAS, by operation of law, JEREMIAH F. BRANSFIELD's interest in the said real estate passes by reason of his death to the surviving joint tenant, MAUREEN BRANSFIELD, his wife;

WHEREAS, MAUREEN BRANSFIELD in her limited capacity as the surviving joint tenant desires to disclaim any and all interest she may receive in and to said 1018 N. Kenilworth Avenue, Oak Park, Illinois, by reason of the death of the joint tenant, Jeremiah F. Bransfield;

WHEREAS, MAUREEN BRANSFIELD does not wish to disclaim or otherwise affect the interest in the said real estate she held prior to the death of Jeremiah F. Bransfield, but only to disclaim that interest which passes by operation of law by reason of the death of the joint tenant, Jeremiah F. Bransfield

WHEREAS, by operation of the disclaimer of MAUREEN BRANSFIELD as the surviving joint tenant, the interest in the real estate which would have passed by operation of law by reason of the death of the joint tenant, descended to the heirs-at-law of JEREMIAH F. BRANSFIELD subject to the commencement of any probate proceedings;

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97381920

Mrs

Exempt under provisions of Paragraph 4,
Section 4, Real Estate Transfer Act.
5/29/97
J.P. Bransfield
Attorney of Seber/Byrd Representative

F	2/1/97	A
P		P
T	1/1/97	V
J		

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WHEREAS, as set forth in the Affidavit of Heirship attached as Exhibit B, JEREMIAH F. BRANSFIELD died leaving nine heirs-at-law, who are all living, of legal age, and under no disability of any kind, as described below:

1. Maureen Bransfield, his wife;
2. Jeremiah F. Bransfield, Jr., his son;
3. Sarah C. Bransfield, his daughter;
4. Mary B. Bransfield, his daughter;
5. Thomas D. Bransfield, his son;
6. John P. Bransfield, his son;
7. Colleen A. Bransfield, his daughter;
8. Daniel J. Bransfield, his son; and
9. Maureen E. Bransfield, his daughter.

WHEREAS, MAUREEN BRANSFIELD, in her limited capacity as an heir of Jeremiah F. Bransfield, desires to disclaim any and all interest she may receive in and to said 1018 N. Kenilworth Avenue, Oak Park, Illinois, by operation of the Intestate Laws of the State of Illinois;

WHEREAS, by operation of the disclaimer of MAUREEN BRANSFIELD in her limited capacity as an heir of Jeremiah F. Bransfield will cause any and all interest she may receive in and to said 1018 N. Kenilworth Avenue, Oak Park, Illinois, by operation of the Intestate Laws of the State of Illinois to descend as if she predeceased Jeremiah F. Bransfield and pass to the eight other heirs of Jeremiah F. Bransfield, who are described as follows:

1. Jeremiah F. Bransfield, Jr., a son;
2. Sarah C. Bransfield, a daughter;
3. Mary B. Bransfield, a daughter;
4. Thomas D. Bransfield, a son;
5. John P. Bransfield, a son;
6. Colleen A. Bransfield, a daughter;
7. Daniel J. Bransfield, a son; and
8. Maureen E. Bransfield, a daughter.

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WHEREAS, JEREMIAH F. BRANSFIELD died testate leaving a Last Will and Testament dated June 30, 1993, which was filed with the Circuit Court of Cook County, Probate Division on September 10, 1996, and which is attached as Exhibit C;

WHEREAS, the said Last Will and Testament has not been admitted to probate, and no probate proceedings will be necessary in the administration of the Estate of Jeremiah F. Bransfield;

WHEREAS, under the terms of said Last Will and Testament, the testator devised his entire estate to his wife, MAUREEN BRANSFIELD, if she survived him;

WHEREAS, MAUREEN BRANSFIELD in her limited capacity as the sole beneficiary under the said Last Will and Testament of Jeremiah F. Bransfield desires to disclaim any and all interest she may receive in and to said 1018 N. Kenilworth Avenue, Oak Park, Illinois, under the Last Will and Testament of Jeremiah F. Bransfield dated June 30, 1993;

WHEREAS, under the terms of said Last Will and Testament, in the event that MAUREEN BRANSFIELD does not survive the testator, Jeremiah F. Bransfield devised his entire estate to his then living descendants per stirpes;

WHEREAS, by operation of the disclaimer of MAUREEN BRANSFIELD in her limited capacity as a beneficiary under the Last Will and Testament of Jeremiah F. Bransfield will cause any and all interest she may receive in and to said 1018 N. Kenilworth Avenue, Oak Park, Illinois, under said Last Will and Testament to be distributed as if she predeceased Jeremiah F. Bransfield and pass to the eight descendants of Jeremiah F. Bransfield, who are all living, of legal age, and under no disabilities, and who are described as follows:

1. Jeremiah F. Bransfield, Jr., a son;
2. Sarah C. Bransfield, a daughter;
3. Mary B. Bransfield, a daughter;
4. Thomas D. Bransfield, a son;
5. John P. Bransfield, a son;
6. Colleen A. Bransfield, a daughter;
7. Daniel J. Bransfield, a son; and
8. Maureen E. Bransfield, a daughter.

WHEREAS, by reason of the disclaimer of MAUREEN BRANSFIELD in her limited capacities as (1) surviving joint

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tenant, (2) heir-at-law of Jeremiah F. Bransfield, and (3) beneficiary under the Last Will and Testament of Jeremiah F. Bransfield, will cause any and all interest she may receive because of the death of Jeremiah F. Bransfield in and to said 1018 N. Kenilworth Avenue, Oak Park, Illinois to pass the eight descendants of Jeremiah F. Bransfield:

1. Jeremiah F. Bransfield, Jr., a son;
2. Sarah C. Bransfield, a daughter;
3. Mary B. Bransfield, a daughter;
4. Thomas D. Bransfield, a son;
5. John P. Bransfield, a son;
6. Colleen A. Bransfield, a daughter;
7. Daniel J. Bransfield, a son; and
8. Maureen F. Bransfield, a daughter.

WHEREAS, these eight persons are the descendants of Jeremiah F. Bransfield and would receive the disclaimed interest under the laws of intestacy of the State of Illinois or under the terms of the Last Will and Testament of Jeremiah F. Bransfield dated June 30, 1993;

NOW, THEREFORE, pursuant to 755 ILCS 5/2-7, MAUREEN BRANSFIELD, hereby irrevocably DISCLAIMS any and all interest she may receive by reason of the death of Jeremiah F. Bransfield in the following limited capacities:

- a. As Surviving Joint Tenant by operation of law by reason of the death of the joint tenant, Jeremiah F. Bransfield,
- b. As an heir by operation of the laws of intestacy of the State of Illinois by reason of the death of Jeremiah F. Bransfield; and
- c. As the sole Beneficiary under the Last Will and Testament of Jeremiah F. Bransfield dated June 30, 1993;

in the real estate commonly known as 1018 N. Kenilworth Avenue, Oak Park, Illinois, and legally described as follows:

LOT 17 IN BLOCK 10 IN SALINGER AND HUBBARD'S KENILWORTH BOULEVARD ADDITION TO OAK PARK, A SUBDIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 6,

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TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. Number: 16-06-118-008-0000

which title as of the death of Jeremiah F. Bransfield was in the names of JEREMIAH F. BRANSFIELD and MAUREEN BRANSFIELD, his wife, as joint tenants.

FURTHER, as a result of the disclaimer of Maureen Bransfield in her three capacities, an undivided one-half interest in the real estate described above will vest in the eight descendants of Jeremiah F. Bransfield listed below:

1. Jeremiah F. Bransfield, Jr., a son;
2. Sarah C. Bransfield, a daughter;
3. Mary B. Bransfield, a daughter;
4. Thomas D. Bransfield, a son;
5. John P. Bransfield, a son;
6. Colleen A. Bransfield, a daughter;
7. Daniel J. Bransfield, a son; and
8. Maureen E. Bransfield, a daughter.

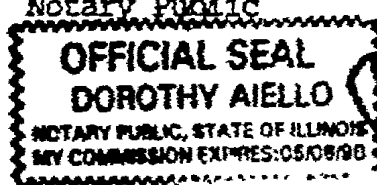
FURTHER, it is the intent of Maureen Bransfield, the Disclaimant herein, that with respect to any interest in such real estate so disclaimed hereinabove, that such disclaimer shall be considered a "qualified" Disclaimer pursuant to Section 2518 of the 1986 Internal Revenue Code, which Section has the effect of treating any such disclaimed interest for gift and estate tax purposes as if such interest had never been transferred to any Disclaimant.

IN WITNESS WHEREOF, the undersigned, Maureen Bransfield, has hereto set her hand and seal as of this 15th day of MAY, 1997.

Maureen Bransfield (SEAL)
MAUREEN BRANSFIELD

SIGNED AND SWORN to before me this 15 day of May, 1997

Dorothy Aiello
Notary Public



Prepared by and mail to:

Thomas D. Bransfield, Esquire
135 S. LaSalle Street, #2118
Chicago, Illinois 60603-4484

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[attached to and made a part of a certain Disclaimer executed by Maureen
Bransfield involving real estate described by PIN#16-06-118-008-0000]

STATE OF ILLINOIS

MEDICAL CERTIFICATE OF DEATH

DECEASED-NAME Jeremiah F. Bransfield		SEX Male	DATE OF DEATH (MONTH, DAY, YEAR) 3 Sept 2, 1996
COUNTY OF DEATH Cook		AGE - LAST BIRTHDAY (MM/DD/YY) 52 63	DATE OF BIRTH (MONTH, DAY, YEAR) 51 January 24, 1933
CITY, TOWN, TWP. OR VILLAGE (DISTRICT NUMBER) Oak Park		HOSPITAL OR OTHER INSTITUTION NAME (IF NOT IN EITHER, GIVE STREET AND NUMBER) 56 1018 Kenilworth	
MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY) Married		NAME OF SURVIVING SPOUSE (MARRIAGE NAME & WIFE) Maureen Kelly	
SOCIAL SECURITY NUMBER 10 342-24-2086		KIND OF BUSINESS OR INDUSTRY Law	
RESIDENCE (IF RETIRED AND NUMBER) 19a 1018 Kenilworth		CITY, TOWN, TWP. OR ROAD DISTRICT NO. 130 Oak Park	
STATE Illinois		ZIP CODE 131 60302	
FATHER-NAME FIRST MIDDLE LAST James Bransfield		MOTHER-NAME FIRST MIDDLE LAST Beatrice	
INFORMANT-NAME (IF NOT NEXT OF KIN) Maureen Bransfield		RELATIONSHIP Wife	
17a 1018 Kenilworth		MAILING ADDRESS (IF DIFFERENT FROM ABOVE) 17c 1018 Kenilworth, Oak Park, IL 60302	
18. PART II. Enter the date(s) of completion of autopsy that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or head injury. List only one cause on each line.			
Immediate Cause (Final phase of condition resulting in death) (a) Metastatic Carcinoma of Prostate			
CONDITIONS IN ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST (b) Hypercalcemic Coma			
PART II. Other significant conditions contributing to the path and leading to the underlying cause given in PART I. (c) DUE TO OR AS A CONSEQUENCE OF			
DATE OF OPERATION, IF ANY 20c		MAJOR FINDINGS OF OPERATION 20d	
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[attached to and made a part of a certain
Disclaimer executed by Maureen Bransfield
involving real estate described by PIN#16-
06-118-008-0000]

State of Illinois)
)
County of Cook)

AFFIDAVIT OF HEIRSHIP

MAUREEN E. BRANSFIELD, of 1018 N. Kenilworth Avenue, Oak Park, Illinois, having been first duly sworn on oath, deposes and says as follows:

1. That she is the surviving spouse of Jeremiah F. Bransfield ("Decedent"), who died testate on September 2, 1996, a resident of the Village of Oak Park, County of Cook, and State of Illinois, leaving a Last Will and Testament dated June 30, 1993;

2. That during the lifetime of the decedent, he was married but once and then to your affiant herein; that during their marriage to each other, they had eight (8) children, all of whom are living, of legal age and under no disability of any kind, and are as follows:

1. Jeremiah F. Bransfield, Jr.;
2. Sarah C. Bransfield;
3. Mary B. Bransfield;
4. Thomas D. Bransfield;
5. John P. Bransfield;
6. Colleen A. Bransfield;
7. Daniel J. Bransfield; and
8. Maureen E. Bransfield.

that the decedent, during his lifetime, never had nor adopted any other children.

3. That as a result of foregoing, the decedent died leaving the sole heirs-at-laws, the following:

- A. A surviving spouse, Maureen Bransfield
- B. A son, Jeremiah F. Bransfield, Jr.;
- C. A daughter, Sarah C. Bransfield;

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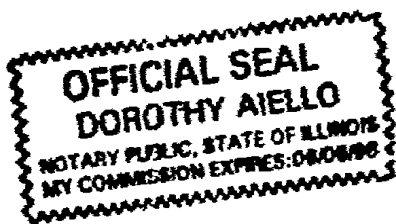
- D. A daughter, Mary B. Bransfield;
- E. A son, Thomas D. Bransfield;
- F. A son, John P. Bransfield;
- G. A daughter, Colleen A. Bransfield;
- H. A son, Daniel J. Bransfield; and
- I. A daughter, Maureen E. Bransfield.

Further the affiant sayeth not.

Maureen Bransfield (SEAL)
MAUREEN BRANSFIELD

SWORN TO AND SUBSCRIBED
before me this 15 of
May, 1997

Dorothy Aiello
Notary Public



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EXHIBIT C

[attached to and made a part of a certain Disclaimer executed by Maureen Bransfield involving real estate described by PIN#16-06-118-008-0000]

LAST WILL AND TESTAMENT

OF

JEREMIAH F. BRANSFIELD

I, JEREMIAH F. BRANSFIELD, of Oak Park, Illinois, do hereby make, publish and declare this to be my Last Will and Testament, revoking any and all previous wills and codicils by me made.

ARTICLE I

The expenses of my last illness, my funeral and the administration of my estate, wherever situated, and all inheritance, estate or succession taxes, including interest and penalties, payable by reason of my death shall be paid out of and charged generally against the principal of my residuary estate without apportionment or proration. My executor shall not seek contribution or reimbursement for any such payments, except to the extent my executor has the right by law or otherwise to seek contribution or reimbursement for taxes payable by reason of property over which I have power of appointment.

ARTICLE II

I give all my personal and household effects not otherwise effectively disposed of, such as jewelry, clothing, automobiles, furniture, furnishings, silver, books and pictures, including policies of insurance thereon, to my wife, MAUREEN K.

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BRANSFIELD, if she survives me for thirty days, or if she does not so survive me, to such of my children who survive me for thirty days (to the exclusion of the descendants of any of them who do not so survive me) in shares of substantially equal value, to be divided as they shall agree, or if they fail to agree within thirty days following my death, as my executor shall determine.

ARTICLE III

I give all of my residuary estate, being all real and personal property, wherever situated, in which I may have any interest at the time of my death not otherwise effectively disposed of, but not including any property over which I have a power of appointment, to my wife, MAUREEN K. BRANSFIELD, if she survives me for thirty days, or if my said wife does not so survive me, to my descendants who survive me, per stirpes

I presently have the following children:

1. JEREMIAH F. BRANSFIELD, JR;
2. SARAH C. BRANSFIELD;
3. MARY B. BRANSFIELD;
4. THOMAS D. BRANSFIELD;
5. JOHN P. BRANSFIELD;
6. COLLEEN A. BRANSFIELD;
7. DANIEL J. BRANSFIELD; and
8. MAUREEN E. BRANSFIELD.

9/26/2024

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ARTICLE IV

I nominate and appoint my wife, MAUREEN K. BRANSFIELD, Executor of this, my Last Will and Testament. In the event of her death, disability, refusal, inability or failure to act, or if for any reason she should fail to complete the administration of my estate, then I nominate and appoint my son, JEREMIAH F. BRANSFIELD, JR., as said Executor. In the event of his death, disability, refusal, inability or failure to act, or if for any reason he should fail to complete the administration of my estate, then I nominate and appoint my son, THOMAS D. BRANSFIELD, as said Executor. I direct that none of the individuals named as Executor shall be obliged to furnish any security on her or his bond as such by any court in any jurisdiction.

ARTICLE V

I give my executor full power and authority, without obtaining leave or authority of any court, to sell, assign, mortgage, exchange, dispose of, transfer and convey my whole estate, or any part thereof, to such person or persons, for such price or prices, and upon such terms and conditions as shall seem best; and I also give my executor full power and authority to settle and compound any and all claims, either in favor of or against my estate, in such manner as shall seem advisable; and, for the purposes aforesaid, or any of them, and for the purpose of fully carrying out the provisions of this Will and settling my estate, I give my executor full power and authority to execute,

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acknowledge and deliver all proper or necessary deeds and writings of any kind, and to give full receipts, discharges and releases, giving to my executor the same full powers of an absolute owner.

No purchaser from my executor shall be obliged to inquire into the authority of my executor to exercise any of the powers herein conferred upon my executor, or as to the expediency of any act of my executor, or to see to the application of any purchase money paid to my executor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 30 day of Jan, 1943.

Jeremiah F. Bransfield (SEAL)
JEREMIAH F. BRANSFIELD

We saw, JEREMIAH F. BRANSFIELD, in our presence sign this instrument at its end; he then declared it to be his will and requested us to act as witnesses to it; we believed him to be of sound mind and memory and not under duress or constraint of any kind; and then we, in his presence and in the presence of each

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other, signed our names as attesting witnesses; all of which was done on the date of this instrument.

John Dickman Residing at 4745 N. Ravenswood #307
Chicago IL 60640

Donald P. Sel Residing at 7410 North Avenue
Howard Park, Ill

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COUNTY OF

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AFFIDAVIT OF WITNESSES

We, the undersigned, being the testator and the witnesses, respectively, whose names are signed to the foregoing instrument, and being first duly sworn, do hereby declare to the undersigned authority that the testator, in the presence of witnesses, signed the instrument as his last will and that he signed willingly; and that each of the witnesses, in the presence of the testator and in the presence of each other, signed the will as a witness and that to the best of his or her knowledge the testator was at that time of legal age, of sound mind and under no constraint or undue influence.

Jeremiah F. Bransfield

 JEREMIAH F. BRANSFIELD, Testator

John Dickman

 Witness

Stetley Child

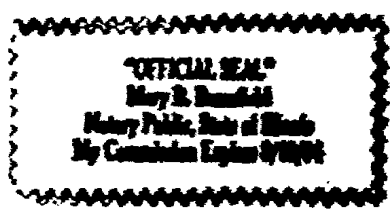
 Witness

Signed and sworn to before me by JEREMIAH F. BRANSFIELD, the testator, and by each of the above witnesses this 30th day of June 30, 1993.

Mary B. Bransfield

 Notary Public

My commission expires 8/19/94



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