

COOK COUNTY
RECORDER
JESSE WHITE
MARKHAM OFFICE



Chicago Title Insurance Company

DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK

} ss.

Order No. _____

Susan F. Mitchell

being duly sworn

states that she resides at 17633 Hillside, in the Village of xxxxxx City of
Homewood, Illinois

That she was acquainted with JOHN C. MITCHELL

deceased who, at the time of his death, was one of the owners of the land in Cook
County, Illinois, described on the reverse side hereof.

That the deceased died September 4, 1988, 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 _____ County, Illinois.
- Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit Court of _____ County, Illinois about _____

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 statutory limits 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

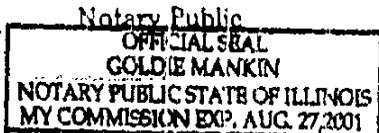
Susan F. Mitchell

this 13th day of May, A.D. 19 98

Goldie Mankin

Susan F. Mitchell

(affiant's signature)



Legal Description

of premises commonly known as 17633 Hillside, Homewood, Illinois

LOT FOURTEEN (14) IN BLOCK FOURTEEN (14) IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION THIRTY-ONE (31), THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF THE DIXIE HIGHWAY PRODUCED TO A POINT WHERE SAID CENTER LINE INTERSECTS THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY, THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF SAID SECTION THIRTY-ONE (31), ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927, AS DOCUMENT 9,675,674 IN COOK COUNTY, ILLINOIS.

29-31-107-014 VOL: 21B

CKA: 17633 HILLSIDE HOMEWOOD IL 60430



Bader and Donkel

(Name)

20200 Governors Drive

(Address)

Olympia Fields, IL 60461

(City, State and Zip)

MAIL TO

OR

RECORDER'S OFFICE BOX NO.

STATE FILE NUMBER

STATE OF ILLINOIS

MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. 1610
 REGISTERED NUMBER

DECEASED - NAME: JOHN MITCHELL SEX: Male DATE OF DEATH - (MONTH, DAY, YEAR): September 4, 1988

RACE: WHITE AGE - LAST BIRTHDAY (MOS, DAYS, HOURS, MIN): 50 85 DATE OF BIRTH - (MO, DAY, YEAR): September 16, 1902 COUNTY OF DEATH: Cook

CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER: Hazel Crest HOSPITAL OR OTHER INSTITUTION - NAME (IF NOT IN OTHER, GIVE STREET AND NUMBER): South Suburban Hospital

CITIZEN OF WHAT COUNTRY: United States MARITAL STATUS: Married NAME OF SURVIVING SPOUSE - (MAKER OF WILL): FRANCES O'CONNOR

SOCIAL SECURITY NUMBER: 709-01-1279 USUAL OCCUPATION: TAX AGENT 13c. NO 13d. NONE

RESIDENCE - STREET AND NUMBER: 17633 Hillside 14a. HOMERWOOD 14b. COOK 14c. ILLINOIS

FATHER - NAME: JOHN J. MITCHELL 16. MARGARET O'CONNOR

15. DECEASED'S RELATIONSHIP TO DECEASED: Hospital Records MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, ZIP): 17800 S. Kedzie Avenue, Hazel Crest, Illinois 60429

17a. Rita J. Rosana 17b. Records

18. DEATH WAS CAUSED BY: Respiratory arrest 18a. 7 min

CONDITIONS, IF ANY, WHICH GIVE RISE TO IMMEDIATE CAUSE (a) cachexia 18b. 6 mo

STATING THE UNDERLYING CAUSE LAST. (c) carcinoma of breast 18c. 2 yrs

PART B. OTHER SIGNIFICANT CONDITIONS, CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO IMMEDIATE CAUSE (a) None 19a. NO

DATE OF OPERATION, IF ANY: None 20a. NO

1 (DO) (DID NOT) ATTEND THE DECEASED AND LAST SAW HIM/HER ALIVE ON: 9/4/88 21a. 10 24 a m.

TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED: Worth 21c. 10 24 a m.

22a. SIGNATURE: [Signature] 22b. 9 5 88

NAME AND ADDRESS OF PHYSICIAN IF OTHER THAN CLERIC: 3235 Vollmer Rd Flossmoor IL 22c. 3644367

23. BURIAL CREMATION, REMOVAL (SPECIFY): HOLY SEPULCHRE 23a. WORTH, ILLINOIS

FUNERAL HOME: RYAN F.H. LTD. 18022 DIXIE HIGHWAY HOMERWOOD ILLINOIS 60430 23b. 8607

24. LOCAL REGISTRAR: [Signature] 24a. September 6 1988

25. REGISTRAR: [Signature] 25a. September 6 1988

I hereby 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 statute relating to the registration of births, stillbirths and deaths.

DATE: September 6 1988 SIGNED: [Signature]

At Cook County Department of Public Health, Official File, Chief Deputy Registrar
 1500 S. Maybrook Drive, Maywood, Illinois 60153

UNOFFICIAL COPY

LAST WILL AND TESTAMENT

98572924 Page 4 of 7

OF

JOHN C. MITCHELL

I, JOHN C. MITCHELL, of the Village of Hazel Crest, County of Cook and State of Illinois, declare this to be my Last Will and revoke all Wills and Codicils by me heretofore made.

ARTICLE ONE

I hereby direct that estate, inheritance or other succession taxes incurred by reason of my death shall be paid by my Executor out of the principal of my residuary estate without contribution or reimbursement from any person.

ARTICLE TWO

I give to my wife, FRANCES K. MITCHELL, if she survives me for thirty (30) days, all of my personal and household effects including but not limited to automobiles, clothing, jewelry, furniture, books and pictures. If my wife does not survive me for thirty (30) days, then I give all of my personal and household effects to my daughter, SUSAN F. MITCHELL, if she survives me for thirty (30) days. If my daughter, SUSAN F. MITCHELL, does not survive me, then I give all of my personal and household effects to my daughter, JEAN M. KRUSE, presently residing at 10816 South Kostner, Oak Lawn, Illinois.

ARTICLE THREE

If my wife, FRANCES K. MITCHELL, does not survive me for a period of thirty (30) days, it is my wish that any dog I may own shall become the property of my daughter, SUSAN F. MITCHELL. In the event my daughter my daughter shall predecease me, then it is my wish that any dog I may own be laid to rest for the dog's own happiness and tranquility.

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J.M.

John C. Mitchell

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ARTICLE FOUR

Notwithstanding the provisions of ARTICLE TWO set forth above, I give and bequeath to the MARYKNOLLS FATHERS of Maryknoll, New York, 10545, the sum of ONE THOUSAND DOLLARS (\$1,000.00) to be used as they see fit and the additional sum of SEVENTY-FIVE DOLLARS (\$75.00) for gregorian masses for the repose of my soul.

ARTICLE FIVE

All the rest, residue and remainder of the property, real or personal and wheresoever situated of which I may die seized or possessed of or which I may own or have any interest in at the time of my death, I give, devise and bequeath to my wife, FRANCES K. MITCHELL, provided she is alive on a day thirty (30) days after my demise, and in case my wife shall not survive me or shall not be alive on a day thirty (30) days after my death, then it is my will that all my property and estate, as aforesaid given, devised and bequeathed to my wife, shall go and in such case the same is hereby given, devised and bequeathed to my children in the following proportions: SUSAN F. MITCHELL, two-thirds (2/3) of my estate and JEAN M. KRUSE, one-third (1/3) of my estate, provided that each shall be living thirty (30) days after the date of my death. In the event that either of my children shall fail to survive me for thirty (30) days, but leave issue, then the share such child would have received is to go to her children, share and share alike.

ARTICLE SIX

I hereby appoint my wife, FRANCES K. MITCHELL, Executor of this my Last Will and Testament. If for any reason she shall fail to become or shall cease to act as such Executor, then in such event I hereby appoint SUSAN F. MITCHELL Executor of this my Last Will and Testament. No bond or other surety shall be required of any person, herein named and acting hereunder, for the faithful

Jessie E. Howard

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SM.

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performance of her duties as such Executor. I hereby give my Executor full power and authority to sell at public or private sale and at such time or times as my Executor in her absolute discretion shall deem best and without order of Court any property, real or personal, belonging to my estate. I further authorize and empower my Executor to make distribution of my estate in kind or in cash, or partly in kind and partly in cash, and to make division thereof in undivided interests. I also give my Executor full power and authority to settle and compound any claims, either in favor of or against my estate, as to my Executor shall seem best, and for the purposes aforesaid to execute and deliver all proper and necessary conveyances and to give full receipts and discharges.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of Sept, 1980.

John C. Mitchell (SEAL)

The foregoing instrument was on the day of the date thereof, signed, sealed and declared by the said Testator, JOHN C. MITCHELL, to be his Last Will and Testament, in the presence of us, who at his request and in his presence and the presence of each other, have hereunto subscribed our names as witnesses; and we hereby certify that we believe him to be of sound mind and memory and under no undue influence.

D. J. ... residing at 321 Henderson
Park Forest Ill
Soldie Mankin residing at 105 Wilson
Park Forest, Ill
 _____ residing at _____

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

We, the attesting witnesses to the Last Will and Testament of JOHN C. MITCHELL, on oath state that each of us was present on Sept 26, 1980, and saw the Testator sign the said Last Will and Testament of which this affidavit is a part, in our presence; that the said Last Will and Testament was attested by each of us in the presence of the Testator; and that each of us believed the Testator to be of sound mind and memory at the time he signed the aforesaid Last Will and Testament.

D. James Baden
Soldie Mankin

John C. Mitchell

Subscribed and Sworn to
Before me this 26th day
of Sept., 1980.

Chas A Reid
Notary Public

My Commission Expires: 10-28-81

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Mail To
BADER & DONKEL
ATTORNEYS AT LAW
Suite 101
20200 Governors Drive
Olympia Fields, IL 60451