

UNOFFICIAL COPY



5 9 1 7 3 4

**NEIL F. HARTIGAN**

ATTORNEY GENERAL  
STATE OF ILLINOIS  
CHICAGO  
60601

100 W. Randolph Street  
13th Floor  
Chicago, Illinois 60601

February 3, 1987

Honorable Sidney R. Olsen  
Registrar of Titles  
County Building  
Chicago, Illinois 60602

THE ESTATE OF       ARNOLD KLEINRATH, DECEASED

GENTLEMEN:

There are sufficient other assets in the above estate to secure the payment of inheritance tax due the State of Illinois, excluding the property described on the attached rider. Said property, therefore, is released from the lien for inheritance tax.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Neil F. Hartigan".

ATTORNEY GENERAL

NFH:GKR:tk

Inheritance Tax Division

Form 306

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Page Two

DESCRIPTION OF LAND

West Half of Lot Twenty-four - - - - - (24)

Lot Twenty-five except the West 9 feet thereof - - - - - (25)

In Block Two (2) in Cairnduff Addition to Edgewater, a Subdivision in the East Half (1/2) of the Southwest Quarter (1/4) of Section 5, T34N 40 North, Range 14, East of the Third Principal Meridian.

Subject to the Easements, Encumbrances, Incumbrances and Charges hereinafter noted.

Witness My hand and Official Seal

This Twenty-first (21st) day of June 1944



Samuel H. Reed

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Last Will and Testament

of

ARNOLD KLEINRATH

I, ARNOLD KLEINRATH, of 1316 Ardmore Avenue, Chicago, Illinois, being of sound and disposing mind and memory and mindful of the uncertainty of life do make, publish and declare this to be my Last Will and Testament, hereby revoking and annulling all Wills and testamentary dispositions heretofore made by me.

### ARTICLE I

I direct my Executors, hereinafter named, to pay all my just debts and funeral expenses as soon after my death as is possible.

### ARTICLE II

All the rest, residue and remainder of my estate, real, personal and mixed, of whatsoever nature it may consist or wheresoever it may be found or to which I may be entitled at the time of my death, including any property over which I may have a power of appointment, I give, devise and bequeath unto my beloved wife, MARY KLEINRATH, absolutely, but if she shall have predeceased me, then, unto my sons, ARNOLD KARL KLEINRATH and ARTHUR WILLIAM KLEINRATH, share and share alike.

### ARTICLE III

I nominate and appoint my wife, MARY KLEINRATH, if she is willing and able to so act, and if not, then my sons aforesaid or the one so willing and able to act, Executor or Executors of this, my Last Will and Testament, and request that she or they may be allowed to serve in that capacity without bond or surety. In the carrying out of her or their duties as such Executor, I hereby give

# UNOFFICIAL COPY

INVESTIGATION REPORT

No.

DATE

The following information was obtained from the investigation conducted on the date indicated above. It is to be understood that this information is not to be used for any purpose other than that for which it was obtained.

BY

The undersigned hereby certifies that the above information is true and correct to the best of his knowledge and belief.

DATE

The undersigned hereby certifies that the above information is true and correct to the best of his knowledge and belief.

BY

The undersigned hereby certifies that the above information is true and correct to the best of his knowledge and belief.



to my Executor or Executors full power and authority at any time or times to sell, mortgage, pledge, exchange or otherwise deal with or dispose of the property comprising my estate upon such terms as she or they shall deem best; to settle and compound any and all claims in favor of or against my estate as she or they shall deem advisable, and for any of the foregoing purposes to make, execute and deliver any and all deeds, leases, contracts, mortgages, bills of sale or other instruments desirable therefor.

IN WITNESS WHEREOF, I, ARNOLD KLEINRATH, have hereunto set my hand and seal unto this, my Last Will and Testament, this 5<sup>th</sup> day of August, A. D. 1964.

Arnold Kleinrath (SEAL)

The foregoing instrument was at the date hereof subscribed by the Testator, ARNOLD KLEINRATH, in our presence and was at the same time declared by him to be his Last Will and Testament, and we, at the same time, in his presence, at his request and in the presence of each other, have hereunto subscribed our names as attesting witnesses and we do hereby certify that at the time of the execution of the said Will the said ARNOLD KLEINRATH was of sound and disposing mind and memory and understanding, free from any restraint or compulsion. We are without interest in the matter.

Roy P. Plunk of 190 Old Farm Rd.  
Northbrook Ill.  
Samuel C. Jamin of 5810 North Campbell Ave.  
Chicago Ill.

THE CIRCUIT COURT OF COOK COUNTY PROBATE DIVISION  
DOES HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF AN INSTRUMENT IN WRITING  
AS THE SAME IS FILED IN THE OFFICE OF THE CLERK OF  
SAID COURT AND THAT THE SIGNATURES OF THE CLERK OF  
SAID COURT ARE TRUE AND CORRECT.  
-2-

CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY ILLINOIS

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 ARNOLD KLEIN RATH  
DECEASED, FILED IN THE OFFICE OF THE CLERK OF  
THE CIRCUIT COURT OF COOK COUNTY, PROBATE  
DIVISION ON 1-18, 1971.

2-5, 1987  
Morgan M. Finley  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, ILLINOIS

(FORM 302)

Affidavit by Surviving Joint Tenant

L. R. Doc. No. Certificate No. 445140

State of Illinois

County of Cook

MARY KLEINRATH

being first

duly sworn, upon oath deposes and says:

That s.he... resides at... 216 W. Ardmore... in the City of... Chicago...

and that s.he... is one of the parties who took title, not in tenancy in common, but in joint tenancy,

to real estate shown in Certificate of Title No. 445140... situated in said Cook County, Illinois, described as follows:

West one-half (1/2) of Lot Twenty-four (24) and Lot Twenty-five (25) (except the West Nine (9) feet thereof) in Block two (2) in Cairnduff's Addition to Edgewater, a Subdivision in the East one-half (1/2) of the South West one-quarter (1/4) of Section five (5), Township forty (40) North, Range fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois

Affiant states that MARY ARNOLD KLEINRATH... one of the said owners in joint tenancy, died testate, in the city (Village) of... Chicago... in the State of... Illinois... as is confirmed by a Certificate of the health department of said municipality hereto attached.

Affiant states that the remaining joint tenant... has not changed her marital status since the issuance of Certificate of Title Number... 445140... (except who has been married but once since acquiring said real estate and then to

Further, that the affiant makes this affidavit for the purpose of inducing the Registrar of Titles of Cook County, Illinois, to issue a certificate of title to the surviving Joint Tenant... to said above described premises, relying on this statement as true, and in consideration thereof affiant guarantees the truth of the statements herein contained.

HER

MARY

MARK

KLEINRATH

Subscribed, and sworn to before me this... OFFICIAL SEAL... RAMEL SOLOMON... NOTARY PUBLIC, STATE OF ILLINOIS... MY COMMISSION EXPIRES 11/26/90

NOTARY PUBLIC.

Copy of will attached

3591731

# UNOFFICIAL COPY

We certify that in our presence on the date appearing above, MARY KLEINRATH affixed her mark to the foregoing affidavit, that at her request and in her presence and in the presence of each other we have signed our names below as witnesses.

Daniel Wagner

Georgia Cummings

MAMIE WAGNER

GEORGIA CUMMINGS

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

MARY KLEINRATH, a widow

personally know to me to be the same person whose name is subscribed to the foregoing affidavit, appeared before me this day in person, and acknowledged that she signed with her mark, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO FURTHER HEREBY CERTIFY that

MAMIE WAGNER  
GEORGIA CUMMINGS

personally know to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered as subscribing witnesses the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of February, 1987.

Commission expires 11/26/90 19 10

" NOTARY PUBLIC  
OFFICIAL SEAL "  
PAMELA SOLOMON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/26/90

ATTORNEYS TITLE GUARANTY FUND, INC.  
25 So. LaSalle St., Suite 540  
Chicago, Illinois 60603

IDENTIFIED  
NO. 432165C  
Personnel Files  
HARRY BOB JOHNSON  
A.T.G.F.I.

3591734  
359165C

3591734

IND  
445140