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Form 301

NPH:KAL:lp

NEIL F. HARTIGAN  
Attorney General

*Neil F. Hartigan*  
Very truly yours,

From an investigation of the above estate, it appears at this time, that there is no inheritance tax due the State of Illinois by reason of the death of the decedent. This letter is based on affidavits and documents filed with this Office. Included in the schedule of assets in which the decedent had an interest at the date of death is the Real Property shown on the rider attached hereto. Each parcel to which this letter pertains has the facsimile signature NEIL F. HARTIGAN stamped on the legal description. If desired, a determination of this question may be had from the Circuit Judge (County Department-County Division).

TO WHOM IT MAY CONCERN:

THE ESTATE OF ROBERT H. PHILIPP,

Deceased

September 8, 1988

NEIL F. HARTIGAN

ATTORNEY GENERAL

STATE OF ILLINOIS

CHICAGO

60601

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



*Neil F. Hartigan*

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RE: Estate of Horst H. Philipp, deceased  
Date of Death: August 14, 1988

STREET ADDRESS: 2249 Dewes St.  
Glenview, IL 60025

LEGAL DESCRIPTION:

Lot fifteen (15) in Glenview Terrace, a subdivision of  
the west 8-2/3 acres of the east 41-2/3 acres of the North  
Half (1/2) of the Southeast Quarter (1/4) of Section 34,  
Town 42 North, Range 12, East of the Third Principal Meridian,  
in Cook County, Illinois.  
The west half (1/2) of Lot fourteen (14) in Glenview  
Terrace, a subdivision of the west 8-2/3 acres of the East  
41-2/3 acres of the North Half (1/2) of the Southeast Quarter  
(1/4) of Section 34, Town 42 North, Range 12, East of the  
Third Principal Meridian.

TITLE HELD: Torrens

PLEASE DIRECT YOUR RELEASE TO:

The Firm of Per K. Hanson Assoc., P.C.  
1000 Skokie Blvd., Suite 150  
Wilmette, IL 60091

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LAST WILL

OF

HORST H. PHILIPP



I, HORST H. PHILIPP, of the Village of Glenview and State of Illinois, being of sound and disposing mind and memory, do hereby make, publish and declare this to be my Last Will, hereby revoking any and all other Wills and Codicils as well as any instruments of a testamentary nature heretofore made by me.

ARTICLE I

I direct my Executor herein named to pay all of my just debts and funeral expenses, as well as the costs and expenses of the administration of my estate, as soon after my death as shall be practicable.

ARTICLE II

I give, devise and bequeath to my wife, ELIZABETH M. PHILIPP, all of the rest, residue and remainder of my property of every kind, nature and description, real, personal or mixed, and wheresoever situated, real estate in fee simple, personal property absolutely and forever.

ARTICLE III

I hereby nominate and appoint my wife, ELIZABETH M. PHILIPP, as Executor of this, my Last Will, and direct that she shall serve as such Executor without bond or other security other than her individual bond. In the event that my said wife shall predecease me, or in the event that she shall fail or refuse to act, I nominate and appoint my son, ROBERT R. PHILLIP, and my daughter, DARLENE LADEMANN, as successor Executors, and direct that they shall serve without bond other than their individual bonds.

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Noted in case 11

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## ARTICLE IV

In the event that my said wife, ELIZABETH M. PHILIPP, shall predecease me or in the event that she shall die under circumstances making it impossible to determine which of us survived the other, then and in such events I give, devise and bequeath all of my property of every kind, nature and description, real, personal or mixed, and wheresoever situated as follows:

One-half (1/2) of all of my estate to my son, ROBERT R. PHILIPP:

One-half (1/2) of all of my estate to my daughter, DARLENE LADEMANN, provided that at my death she shall be divorced from Jens Lademann; if she is not divorced from Jens Lademann at my death, I give said one-half (1/2) share to my son, ROBERT R. PHILIPP, as trustee to be held and administered by him for the benefit of my said daughter with full discretion with respect to the payment of principal and income to her. If my said daughter shall thereafter be divorced from said Jens Lademann, the principal and accrued interest shall be paid over to my said daughter by the trustee and the trust shall thereupon terminate.

## ARTICLE V

I give my Executor the following powers and discretions, 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 to 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;

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(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 her powers and discretions as Executor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this, my Last Will, consisting of three (3) pages, this page included, each of which bears my signature, this 16 day of MAY, 1978.

Horst H. Philipp (SEAL)

The foregoing instrument was at the date thereof subscribed by the Testator, HORST H. PHILIPP, in our presence, and was at the same time declared by him to be his Last Will, 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 said Will, the said HORST H. PHILIPP was of sound and disposing mind, memory and understanding.

Maury J. Jones Residing at 1477 Franklin St.  
10011th Street, Ill.  
Roseville, Mo. 64071  
Residing at 106 W. Commercial Dr.  
Wilmore, Ill. 60091  
Residing at 712 Juniper Rd.  
Shannon, Illinois

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Last Will and Testament of HORST H. PHILIPP, which was filed in the Circuit Court of Cook County, Illinois, Probate Division, on SEPT. 3, 1978, and admitted to probate on SEPT. 3, 1978.  
THE FINE & FREE. BROWN ASSOCIATED, P.C.  
By Edward J. Brown

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THE JUDICIAL BRANCH OF THE  
COURT OF COMMON PLEAS  
COUNTY OF COOK, ILLINOIS  
CLERK OF COURT  
100 W. WASHINGTON ST.  
CHICAGO, ILL. 60601  
TEL: 312.443.2000  
FAX: 312.443.2001  
WWW.COOKCOUNTYCLERK.COM

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(FORM 302)

Affidavit by Surviving Joint Tenant

L. R. .... Doc. No. 2248183 ..... Certificate No. 941775

State of ILLINOIS }
County of GLEN LAKE } ss.

ELIZABETH A. PHILIPP ..... being first

duly sworn, upon oath deposes and says:

That she resides at 2749 Dewes Street in the City of Glenview
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. 941775 situated in said Cook County, Illinois,
described as follows:

copy of me attached to

04 34 405-0000
04 34 405-024

Affiant states that HORST H. PHILIPP one of the said owners in joint
tenancy, died testate in the (Village) of Glenview in the State of Illinois
as is confirmed by a Certificate of the health department of said municipality hereto attached.

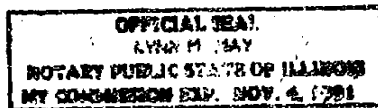
Affiant states that the remaining joint tenant has not changed her marital status since
the issuance of Certificate of Title Number 941775 (except who
has been married but once since acquiring said real estate and then to).

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.

x Elizabeth M. Philipp
ELIZABETH M. PHILIPP

Subscribed and sworn to before me
this 1st day of NOVEMBER 1988

[Signature]
NOTARY PUBLIC



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SHARON F. BARRS  
1000 Skokie Blvd.  
Winnetka, IL 60091

68 DEC 29 AM 10:50  
CAROL HOEHLER BEAL  
REGISTRAR OF TITLES

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1  
941775  
941777  
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Lot Fifteen (15) in Glenview Terrace, a Subdivision of the West 8-2/3 acres of the East 41-2/3 acres of the North Half (1/2) of the Southeast Quarter (1/4) of Section 34, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. And

The West Half (1/2) of Lot Fourteen (14) in Glenview Terrace, a Subdivision of the West 8-2/3 acres of the East 41-2/3 acres of the North Half (1/2) of the Southeast Quarter (1/4) of Section 34, Township 42 North, Range 12, East of the Third Principal Meridian.

PROPERTY ADDRESS: 1000 Skokie Blvd., Winnetka, IL 60091