EFILED 12/03/25 09:45 AM CASE NO. 25P2235 Joseph P. Day, Clerk

25P2235

25W103

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DEC - 2 2025

JOSEPH P. DAY, Clerk

By _____ Deputy

FILED

AUG 01 2025

CIRCUIT CLERK, CIRCUIT COURT
FOURTH JUDICIAL CIRCUIT, CLINTON COUNTY, ILLINOIS

Karen Johnson Davidson County
Batch # 1367771 WILL
01/09/2026 08:57:31 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20260109-0002008

LAST WILL AND TESTAMENT

OF

KATHY D. BUEHNE f/k/a KATHY D. KAISER

I, KATHY D. BUEHNE f/k/a KATHY D. KAISER, of St. Rose, Illinois, make this my Will and revoke all prior wills and codicils.

Article 1
Introduction

1.1 **My Family.** My "spouse" is JAMES BUEHNE. I have one (1) child from a prior marriage now living, namely MEGAN K. KAISER. My spouse has three (3) sons from a prior marriage, namely JAMES J. BUEHNE, JONATHAN N. BUEHNE and JACOB P. BUEHNE. My spouse also has an adopted daughter, namely MARIAH BUEHNE. I intend by this Will to provide for my child.

Article 2
Gifts on My Death

2.1 **Gifts of Tangible Personal Property.** I give all my tangible personal property to my daughter, Megan K. Kaiser, or if my daughter, Megan K. Kaiser does not survive me, to my spouse, James Buehne, or equally per stirpes to his sons, James J. Buehne, Jonathan N. Buehne and Jacob P. Buehne. The term "tangible personal property" means all personal and household effects, jewelry, automobiles, collections, and other tangible personal property that I own at my death (including insurance thereon but excluding business use property, precious metals, and unset gems).

2.2 **Spouse's Right to Live in My House.** My spouse may live in my house for as long as he wishes. While my spouse is living in my house, my spouse shall pay all taxes, insurance, maintenance and repairs, utilities and any payments on any loans on my house. When my spouse is no longer living in my house, then my house shall be distributed with the balance of my estate in accord with Article 2.4 hereof. In the alternative, my spouse may purchase the house from my daughter at its fair market value if my daughter decides to sell the house to him.

2.3 **Special Bequest.** I give the sum of Five Thousand Dollars ($5,000.00) to the St. Rose Catholic Church, St. Rose, Illinois.

2.4 **Gift of Balance.** I give the balance of my estate to my daughter, Megan K. Kaiser. If my daughter, Megan K. Kaiser, does not survive me, then per stirpes to her descendants, and if none then in accord with Article 3 hereof.

2.5 **Survivorship.** Only persons living on the 30th day after the day of my death shall not be deemed to have survived me for purposes of this Article.

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Article 3
Contingent Gift Provision

On my death if neither my spouse nor any descendant of mine survives me, or on the death of the last to die of all beneficiaries of any trust (the "termination date"), my estate or any of the trust not otherwise distributable shall be distributed as follows: one share to my sister, Debra Buehne, one share to each of my brothers, Dale Peek, Gary Peek, and Kevin Peek, and one share to be divided equally among the children of my deceased sister, Sandra Strobl, namely Lea Zilla and Ryan Strobl, if an above named person is not living, then his or her share shall be distributed per stirpes to his or her descendants.

Article 4
Distribution to Beneficiaries Under Prescribed Age

Any property to be distributed to a beneficiary who is under age 25 at the time of distribution shall immediately vest in the beneficiary, but my executor shall distribute the property to a custodian for the beneficiary under a Uniform Transfers or Gifts to Minors Act.

Article 5
Executor

5.1 **Executor.** I name as my executor the first of the following who is from time to time willing and able to act:

(a) my spouse, James Buehne;

(b) my daughter, Megan K. Kaiser

(c) my sister, Debra Buehne.

5.2 **Waiver of Surety.** No security, surety, or bond shall be required of my executor. If permitted by law and if not inconsistent with the best interests of the beneficiaries as determined by my executor, the administration of my estate shall be independent of the supervision of any court.

5.3 **Executor Powers.** I give to my executor, with respect to my estate, all the powers, authorities, discretions, and immunities granted to executors under law, to be exercised without authorization from any court, except, as to property subject to administration outside the state of my domicile, only with the approval of my domiciliary executor. In addition, and not by way of limitation, my executor shall have the following powers:

(a) To sell at public or private sale, to retain, to lease, and to borrow money from any source and for that purpose to mortgage or to pledge, all or part of the real or personal property of my estate, all without regard to the income tax basis of such property;

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(b) To invest and reinvest in bonds, stocks, notes, and other personal and real property;

(c) To settle claims in favor of or against my estate;

(d) To allot different kinds or disproportionate shares of property or undivided interests in property among the distributive shares, to distribute the residue of my estate in cash or in kind, or partly in each, and to determine the value of any property allotted or distributed, all without regard to the income tax basis of such property;

(e) To retain any person, firm, or bank as agent and to delegate in writing to such agent any right, power, or discretion of the executors, including the rights to sign and endorse checks and have access to any safe deposit box;

(f) To execute and deliver any deeds, contracts, mortgages, bills of sale, or other instruments necessary or desirable for the exercise of the executors' powers and discretions;

(g) To deal with the fiduciary of any estate or trust even if the fiduciary is an executor under this instrument; and

(h) To retain any property comprising my estate, including, without limiting the generality of the foregoing, any stocks, bonds, or other securities or interests of any company, partnership, or business venture in which any executor may also have an interest, or any parent of, affiliate of, or successor to any corporate executor or any such company, partnership, or business venture.

Article 6
Payment of Death Taxes, Expenses, and Debts

6.1 **Payments.** My executor shall make the following payments:

(a) Death Taxes. All of my death taxes.

(b) Expenses. All expenses of my last illness, funeral, and burial; costs of safeguarding and delivering tangible personal property; and estate administration expenses.

(c) Debts. All of my debts, other than debts secured by life insurance, by an interest in a land trust or cooperative, or by real property.

6.2 **Source of Payments Generally.** My executor shall make all payments required under this Article from my estate remaining after distribution of any gifts of tangible personal property. Notwithstanding the preceding sentence, my executor shall pay from the disclaimed assets all generation-skipping transfer taxes on direct skips of which I am the transferor occurring at my death as a result of a disclaimer.

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6.3 **Apportionment and Reimbursement for Death Taxes and Expenses.** I do not waive any rights my executor has under Code §§2206, 2207, 2207A, and 2207B or any similar statutes of any state (or any comparable provisions in effect at my death), and I authorize my executor to take such actions as are necessary to obtain reimbursement under those Code sections and statutes, including withholding distributions. I waive all other rights to reimbursement and apportionment.

6.4 **Tax Elections.** My executor may make elections under tax laws and employee benefit plans and may make allocations of any available GST exemption as my executor deems advisable. No adjustment shall be made between principal and income or in the relative interests of the beneficiaries to compensate for any such election or allocation.

Article 7
Definitions

7.1 **Balance of My Estate.** The "balance of my estate" means my estate reduced by any payments of expenses, debts, and death taxes required to be paid from my estate and any gifts of specific assets.

7.2 **Code.** References to sections of the "Code" refer to the Internal Revenue Code of 1986, as amended from time to time, and include corresponding provisions of subsequent tax laws.

7.3 **Death Taxes.** "Death taxes" includes all estate, transfer, inheritance, and other succession taxes (including penalties and interest) imposed by reason of death. "Death taxes" shall not include generation-skipping taxes imposed on any generation-skipping transfers other than direct skips made at the decedent's death of which the decedent is the transferor.

7.4 **Incapacity.** A person shall be considered incapacitated if under a legal disability or unable to give prompt and intelligent consideration to financial affairs. The existence of the inability may be determined by a physician, and any person may rely on written notice of the determination. A person already acting as executor shall cease to act on incapacity.

7.5 **Per Stirpes.** Whenever assets are to be allocated for or distributed to the descendants of a person "per stirpes," those assets shall be divided into equal shares, one such share for each then living child of that person and one such share for each deceased child of that person who has a descendant then living. Any such deceased child's share shall then be allocated for or distributed to that child's descendants per stirpes in accordance with the preceding sentence and this sentence.

7.6 **Qualified Corporation.** A "qualified corporation" means any bank, trust company, or other corporate entity that is authorized to act as an executor or a trustee and that is not a related or subordinate party under Code §672(c) as to any beneficiary under this instrument.

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Article 8
Captions and Context of Terms

Captions shall have no impact or meaning as to the terms of this instrument. Singular and plural and masculine, feminine, and neuter shall be interchangeable as required or permitted in the context of this instrument.

Signed on 1/2, 2020.

Kathy D. Buehne
KATHY D. BUEHNE
f/k/a KATHY D. KAISER

The testatrix, KATHY D. BUEHNE f/k/a KATHY D. KAISER, signed this Will in our presence on the date it bears. Immediately thereafter, at the testatrix's request and in the testatrix's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the testatrix to be of sound mind and memory at the time of signing.

[illegible] residing at 145 Sanford Dr Highland, Ill 62249

Dana K Hemann residing at 953 Ella Drive Beaverton IL 62275

CERTIFICATION
I, ROD KLOECKNER, CIRCUIT CLERK OF CLINTON COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS IS A TRUE AND COMPLETE COPY OF THE ORIGINAL DOCUMENT FILED IN MY OFFICE.
8-1-25
Rod Kloeckner
CLINTON COUNTY
CIRCUIT CLERK

STATE OF TENNESSEE

****

IN RE: ***KATHY BUEHNE***

Docket No: ***25P2235***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the document heretofore entered in the above styled case on December 3, 2025 in the Seventh Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on December 3, 2025.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____ ***Deputy Clerk***