



1073

mail to

Prime Title Agency
152 E. Main Street
Lake Zurich, IL 60047

Doc#: 0803741094 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2008 12:58 PM Pg: 1 of 7

WARRANTY DEED

The Grantors, Albert F. Kiaup, a single person, and Ella Mattes, a widow, of 4045 S. Montgomery Ave., Chicago, IL 60632, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other and valuable consideration in hand paid, conveys and warrants to Grantee, Tony Construction Corp., of 2629 W. Montgomery, Chicago, IL 60632, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Public and utility easements which do not underlie the existing improvements and road and highways, if any; covenants, conditions and restrictions of record, zoning and building laws, building lines, use and occupancy restrictions, provided they are not violated by existing improvements or the present use thereof; and general real estate taxes not yet due.

Permanent Real Estate Index: 19-01-211-017-0000

Address of Real Estate: 4045 S. Montgomery Ave., Chicago, IL 60632

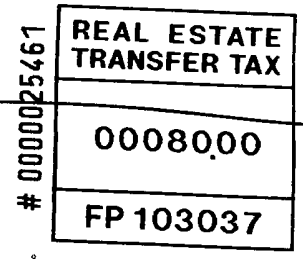
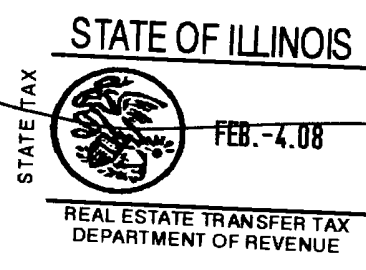
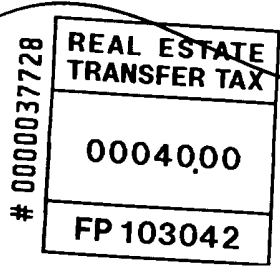
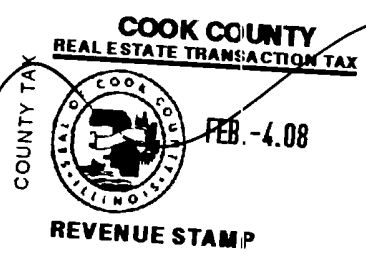
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises

Dated: 10th day of DECEMBER, 2007.

Cornerstone National Bank ASG, Guardian for the Estate of Albert F. Kiaup, a disabled person

By: Albert F. Kiaup Vice President and Ella Mattes

07-2753

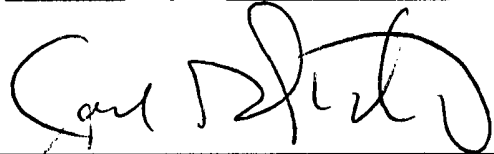


UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss:
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that **Albert F. Kiaup and Ella Mattes**, individually, personally known to me to be the same person whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 10th day of December, 2007.



NOTARY PUBLIC



This instrument was prepared by:

Carl R. Mattes
Attorney at Law
234 N. Plum Grove Road
Palatine, IL 60067

MAIL TO:

Lindner, Lindner, Ltd.
150 S. Wacker, Suite 650
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Tony Construction
828 W. 31st. Unit C-2
Chicago IL 60608

City of Chicago



Real Estate

Dept. of Revenue

Transfer Stamp

543258

\$600.00

02/06/2008 09:58 Batch 07287 17

UNOFFICIAL COPY

ALTA Commitment Schedule C

File No.: 07-2753

Legal Description:

THE SOUTH EASTERLY FIFTEEN (15) FEET OF LOT FIFTEEN (15) AND THE NORTH WESTERLY FOURTEEN (14) FEET OF LOT SIXTEEN (16) IN BLOCK ONE (1) IN MONTGOMERY'S SUBDIVISION OF LOT THREE (3) IN PARTITION OF THE SOUTH TWENTY-FIVE (25) ACRES OF THE NORTH HALF AND THE NORTH FIFTEEN (15) ACRES OF THE SOUTH HALF OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION ONE (1), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, AND SUBDIVISION OF THE TRACT OF LAND LYING NORTH WEST OF SAID BLOCK THREE (3) AND BETWEEN THE SAME AND THE SOUTH LINE OF ARCHER AVENUE, IN COOK COUNTY, ILLINOIS.

PIN# 09-01-211-017-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT OF HEIRSHIP

I, Ella Mattes, nee Ella Kiaup, under penalties of perjury state:

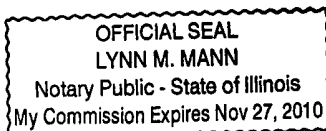
1. I am over the age of 21.
2. I reside at 4203 S. Talman Ave., Chicago, IL 60632
3. I am the daughter of Adam Kiaup and Martha Kiaup, and brother of Albert Kiaup.
4. Adam Kiaup died intestate.
5. Martha Kiaup, his wife, died intestate, and predeceased Adam Kiaup.
6. Adam and Martha Kiaup had three children from the marriage, Albert, Walter and Ella.
7. Adam Kiaup had no other children.
8. Walter Kiaup predeceased Adam Kiaup & had no children. *EM*
9. I, along with my brother Albert, am successor in interest to the estate of Adam Kiaup, and specifically to the property commonly known as 4045 South Montgomery Avenue, Chicago, IL 60632.

Further, affiant sayeth naught.

Ella Mattes
Ella Mattes

Subscribed and sworn to before me this 5th day of December, 2007.

Lynn M. Mann
Notary Public



STATE OF ILLINOIS
County of Cook

UNOFFICIAL COPY

DAVID ORR, County Clerk

DEC 05 2007

I, David Orr, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County do hereby certify that the attached is the true and correct copy of the original Record on file, all of which appears from the records and files in my office.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the City of Chicago, in said County.

David Orr
COUNTY CLERK

#97

ORIGINAL

STATE OF ILLINOIS

STATE FEE NUMBER

49582

DECEDENT'S BIRTH NO.		CORONER'S CERTIFICATE OF DEATH		REGISTRATION DISTRICT NO. 16.10	REGISTERED NUMBER
1. PLACE OF DEATH a. COUNTY COOK		2. USUAL RESIDENCE (Where deceased lived. If institution, residence before admission) a. STATE Illinois		b. COUNTY Cook	
b. Death took place <input type="checkbox"/> OUTSIDE city limits and in the ... TOWNSHIP. <input checked="" type="checkbox"/> INSIDE city limits and in the ... village, or town named as follows.		c. Residence was <input type="checkbox"/> OUTSIDE city limits and in the ... TOWNSHIP. <input checked="" type="checkbox"/> INSIDE city limits and in the city, village, or town named as follows.		TOWNSHIP	
c. CITY, VILLAGE, OR TOWN Chicago		d. LENGTH OF STAY IN 1b or 1c 47 Yrs.	d. CITY, VILLAGE, OR TOWN Chicago	e. LENGTH OF RESIDENCE AT 2c or 2d 47 Yrs.	
6. NAME OF HOSPITAL OR INSTITUTION (If not in hospital or institution, give street address) 4045 S. Montgomery		f. LENGTH OF STAY IN 1e 15 Yrs.	f. STREET ADDRESS 4045 S. Montgomery		g. Did decedent reside on a farm? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
3. NAME OF DECEASED a. FIRST Adam		b. MIDDLE Kiaup	c. LAST Kiaup		4. DATE OF DEATH (MONTH) (DAY) (YEAR) July 18, 1959
5. SEX Male	6. RACE White	7. MARRIED, WIDOWED, DIVORCED (Specify) Widowed		8. DATE OF BIRTH 1/27/93	9. AGE (in years last birthday) MONTHS DAYS HOURS MIN. 66
10a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Painter		10b. KIND OF BUSINESS, OR INDUSTRY Dock Island R.A.		11. BIRTHPLACE (City and state or foreign country) Lithuania	
12. Citizen of what country? Lithuania		13. FATHER'S FULL NAME Unknown		14. MOTHER'S FULL MAIDEN NAME Unknown	
15. Was deceased ever in U.S. Armed Forces? (Yes, no, or unknown) (If yes, give war or dates of service) No		16. SOCIAL SECURITY NUMBER None		17. INFORMANT SIGNATURE <i>Ellen Mattie</i>	
18. MEDICAL CAUSE OF DEATH PART I. DEATH WAS CAUSED BY (Enter only one cause per line for (A), (B), and (C)) IMMEDIATE CAUSE (A) Arteriosclerotic Heart Disease		19. AUTOPSY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		INTERVAL BETWEEN ONSET AND DEATH Unknown	
PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL CONDITION GIVEN IN PART I (A). Conditions, if any, which gave rise to the above IMMEDIATE CAUSE (A), stating the UNDERLYING cause last. due to (B) due to (C)					
20a. ACCIDENT (Specify) SUICIDE		20b. DESCRIBE HOW INJURY OCCURRED (Specify NATURE of injury under MEDICAL CAUSE, item 18).			
20c. TIME OF INJURY (hour) (month) (day) (year) A.M.		20d. INJURY OCCURRED WHILE AT WORK <input type="checkbox"/> NOT WHILE AT WORK <input checked="" type="checkbox"/>			
20e. PLACE OF INJURY (e.g., in or about home, farm, factory, street, office bldg., etc.)		20f. INJURED AT (CITY, TOWNSHIP, OR LOCATION) (COUNTY) (STATE)			
21a. Upon medical investigation I find this death was caused as stated above DATE SIGNED 7-18-59 <i>George Golanburg</i> M.D. CORONER'S PHYSICIAN		21b. Upon official investigation I find the person described died as stated above. DATE SIGNED <i>Grace ... Cannon</i> COUNTY CORONER			
22. DISPOSITION, BURIAL, CREMATION (DATE) CEMETERY LOCATION Bethania Justice Ill.		23. FURNERIAL HOME NAME ADDRESS SIGNATURE Fruendt's Funeral Home 1649 N. 51st St. <i>Edward Fruendt</i> LICENSE NUMBER 109 LOCAL REGISTRAR			
24. Received for filing on JUL 20 1959 <i>Harmon ...</i> (Signed)					

PERMANENT
REPLICATE

TEMPORARY
REPLICATE

0

47

50

200

VS & R 202 (1955 revision) based on the U.S. Standard Certificate of Death.

FILE IN WITH TYPEWRITER OR LEGIBLE PRINTING

AUTHORITY
ILLINOIS

UNOFFICIAL COPY

ORDER

CCG N002-300M-2/28/05(43480658)

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

Estate of Kiaup

v.

No. 06 P 355

Property of Cook County

ORDER

This matter being heard before the Court, it is hereby ordered

- ① The Court authorizes the sale of 4045 S Montgomery Ave, Chicago to Tony Construction pursuant to the terms of the Real Estate Contract & its addendum.
- ② Payment of \$295.00 for a survey is authorized
- ③ The Court authorizes payment of third parties & closing costs due from Seller to be disbursed at closing.

ENTERED
 JUDGE MARY ELLEN COGHLIN - 1659
 NOV 21 2007
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK

Atty. No.: _____
 Name: Michael S. McDonald
 Atty. for: Guardian
 Address: 234 N Plum Grove
 City/State/Zip: Palatine IL 60067
 Telephone: 847-934-7600

ENTERED:

Dated: 11-21, 07

[Signature]
Judge

1659
Judge's No.

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT-PROBATE DIVISION

Estate of
ALBERT F. KIAUP

A Disabled Person

} No. 2006 P 000355
} Docket
} Page

LETTERS OF OFFICE - PLENARY GUARDIAN OF ESTATE OF A DISABLED PERSON

CORNERSTONE NATIONAL BANK and TRUST has been appointed
successor plenary guardian of the estate of ALBERT F. KIAUP,
a disabled person, and is authorized to have the care, management and investment of the ward's estate
and to do all acts required by law.

LS

WITNESS, September 06, 2007

Dorothy Brown
Clerk of the Circuit Court

CERTIFICATE

I certify that this is a copy of the letters of office now in force in this estate.

AMW

WITNESS, October 19, 2007

Dorothy Brown
Clerk of Court

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS