

97423984

THE GRANTOR: HELENA SYLVESTER, of the City of Minneapolis, County of Ramsey, State of Minnesota for and in consideration of TEN and --00/100 DOLLARS and other good and valuable considerations in hand paid,

CONVEYS and QUIT CLAIMS to: MARGARET A. HUGHES

DEPT-01 RECORDING \$25.50
T#0010 TRAN 8048 06/13/97 13:01:00
#3027 # CJ *-97-423984
COOK COUNTY RECORDER

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

25 30

UNIT 12-C TOGETHER WITH UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 1250 NORTH DEARBORN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AUGUST 31, 1993 AS DOCUMENT NUMBER 93692416 OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 25 IN FRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NON-HOMESTEAD PROPERTY FOR HELENA SYLVESTER

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 forever.

P.I.N. # 17-04-223-086-1049 vol 498

1250 N Dearborn Unit 12C, Chicago, Illinois 60610

DATED this 12th day of February, 1997

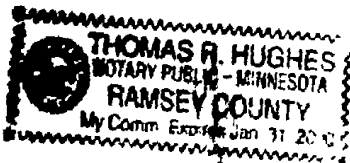
Helena Sylvester (Seal)
HELENA SYLVESTER

ATTORNEYS' NATIONAL
TITLE NETWORK, INC.

State of Minnesota
County of Ramsey ss.

I, THOMAS R. HUGHES
(Impress Seal Here)

, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that: HELENA SYLVESTER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



12th day of February 1997

97423984

Given under my hand and official seal this

Thomas R. Hughes
NOTARY PUBLIC

Commission expires

Prepared by: Marshall Richter 5225 Old Orchard Road Suite 29, Skokie, Illinois 60077

Send subsequent tax bill to:
1250 N DEARBORN
UNIT 12C
CHICAGO, IL 60610

MAIL TO

Marshall Richter
5225 Old Orchard STE 29
Skokie, Illinois 60077



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STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

AFFIDAVIT OF HEIRSHIP

HELENA SYLVESTER, being duly sworn upon oath, deposes and states:

1. That the Affiant resides at:

740 RIVER DR 14A ST. PAUL, MN 55116

2. That the Affiant is the mother and a surviving heir of MARY C. SYLVESTER, decedent.

3. That the Decedent died on SEPTEMBER 15, 1996 in the County of Cook, State of Illinois.

4. That the Decedent died owning an interest in the property legally described as follows:

UNIT 12-C TOGETHER WITH UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1250 NORTH DEARBORN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AUGUST 31, 1993 AS DOCUMENT NUMBER 93692416 OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 25 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1250 N. Dearborn Unit 12C,
Chicago, Illinois
PIN 17-04-223-086-1049

5. That the Decedent died leaving no will

6. That the Decedent was not married.

7. That the no children were born to, or adopted by the decedent.

8. That the total value of the estate of the decedent including the taxable interest in the aforesaid property and all joint tenancy interests is \$ 98,000⁰⁰.

9. That all debts of the Decedent have been paid in full and copies of the paid funeral and final hospital bills are attached.

10. That there is no Federal Estate Tax or Illinois Inheritance Tax or Illinois pickup tax due, or that they have

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been paid in full and release for the subject property are attached hereto.

11. That the Affiant makes this affidavit to induce Attorney's National Title Network, Inc./ Attorney's Title Insurance Fund, Inc./ Marshall Richter to issue their Title Insurance Policy and Affiant acknowledges Attorney's National Title Network, Inc./ Attorney's Title Insurance Fund, Inc./ Marshall Richter will rely upon the representations made and contained herein in issuing said policy.

12. The following document attached hereto is intended to be incorporated in and be a part of the Affidavit for the purposes stated:

Copy of Death Certificate for MARY C. SYLVESTER.

Affiant further states: Naught.

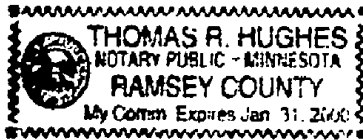
In witness whereof the Affiant has affixed her signature hereto this 12 day of FEBRUARY, 1997

Helena Sylvester
HELENA SYLVESTER

Subscribed and sworn to before me
this 12th day of FEBRUARY, 1997

Thomas R. Hughes
Notary Public

Prepared by:
Marshall Richter, 5225 Old Orchard Road, # 29, Skokie, IL
847-967-5216



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