

UNOFFICIAL COPY
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
County Department, Probate Division

Case altered as to amount
E.L.

Estate of

EMERSON L. CLAUSSEN

No. 75 P 10170

Docket 813

Page 235

ORDER OF DISCHARGE

On presentation of the final account of Gordon .W. Claussen

Executor (office), due notice having been waived (given) (waived), and a guardian ad litem for (name) (minor) (incompetent)

having (appeared) (been waived), the court finds that:

1. All assets have been collected:

2. No claims have been presented;

* No claims have been presented;

3. No personal property taxes are due (All) (No) (have been paid) (have been provided for) (are due)

4. The Illinois inheritance tax has been paid (The) (No) (has been paid) (has been provided for) (is due)

5. The Federal estate tax has been paid (The) (No) (has been paid) (has been provided for) (is due)

6. All court costs have been paid. (paid) (released)

7.**

8. The remaining estate has been distributed to the person entitled thereto as shown by the final account.***

It is ordered that the final account is approved and Gordon W. Claussen (same)

Executor (office), is discharged and his bond canceled, and the estate is closed.*

Name J. FRANK DALY
Attorney for ESTATE
Address Cicero State Bank Bldg.
City 2500 S. Cicero Avenue
Cicero, Illinois 60650
Telephone 242-3030

ENTER:

FILED

JUL 21 1977

Judge

MORGAN M. FINLEY
CLERK OF THE CIRCUIT COURT

*Strike if inapplicable.

**Insert additional findings, e.g. "The estate consists solely of a cause of action which has been (settled) (adjudicated) and the proceeds distributed in accordance with the order of the Circuit Court of County, Illinois, Case No. "

***As set forth in attached copy of distribution.

MORGAN M. FINLEY, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

EXHIBIT C

3488007

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COOK COUNTY CLERK'S OFFICE
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Property of Cook County Clerk's Office

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AFFIDAVIT

I, J. FRANK DALY, being duly sworn, do hereby depose and affirm as follows:

FIRST: I am presently Senior Vice President and Senior Trust Officer of First National Bank of Cicero. Prior to the merger of Cicero State Bank and First National Bank of Cicero, which occurred on April 1, 1982, I was Executive Vice President and Trust Officer of Cicero State Bank, having been employed by Cicero State Bank since 1955.

SECOND: I am also a practicing attorney and as such represented the estate of Emerson L. Claussen, who died on December 10, 1975, and his wife, Dell E. Claussen, who died on May 27, 1985, and I presently represent Gordon W. Claussen, in his capacity as Executor of her estate, and Gordon W. Claussen and Gladys C. Claussen, his wife, who are the beneficiaries of the trust hereinafter referred to.

THIRD: Torrens Certificate of Title No. 525172 covers the property legally described as:

The North 60 feet of lot 1 in Block 12 in Forest Hills of Western Springs, Cook County, Illinois, a Subdivision of Henry Einfeldt and George L. Bruckert of the East Half of Section 7, Town 38 North, Range 12, East of the Third Principal Meridian and parts of blocks 12, 13, 14 and 15 in "The Highlands" being a subdivision of the Northwest Quarter and the West 800 feet of the North 144 feet of the Southwest Quarter of Section 7, Town 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, lying East of a line 33 feet West of and parallel with the East line of said Northwest Quarter of said Section 7

and commonly known as 4800 Wolf Road, Western Springs, Illinois. The owners shown on said certificate are Emerson L. Claussen and Dell E. Claussen, as joint tenants.

FOURTH: Following the death of Emerson L. Claussen, Dell E. Claussen established a land trust with Cicero State Bank known as its Trust No. 2835. The only property conveyed to that trust was the property at 4800 Wolf Road, Western Springs, Illinois. However, the Torrens Certificate was not supplied to the trust at that time and the errors were made in the conveyance:

(a) The Deed mistakenly described the premises as being all of Lot 1 rather than the North 60 feet thereof; and

(b) The Deed was recorded in the Office of the Recorder of Deeds and not registered in the Office of the Registrar of Titles.

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FIFTH: That from the creation of the trust to the death of Dell E. Claussen, May 27, 1985, no changes were made in the beneficial interest and Dell E. Claussen was the sole and only beneficiary thereof. Upon her death, Gordon W. Claussen and Gladys C. Claussen became the beneficiaries thereof. They are alive and competent and, through their power of attorney to the undersigned, join in this Affidavit.

SIXTH: No documents affecting title have been registered in the Office of the Registrar of Titles or recorded in the Office of the Recorder of Deeds since the conveyance to Cicero State Bank as Trustee under Trust No. 2835.

SEVENTH: The estate of Emerson W. Claussen was probated in Cook County, Illinois, and Federal Estate Taxes and Illinois Inheritance Taxes were paid on all assets including the subject real estate.

EIGHTH: The estate of Dell E. Claussen is presently being probated in Cook County, Illinois, as Case No. 85 P 5549, Docket 978, Page 99. Gordon W. Claussen is Independent Executor. The claim period expired on December 25, 1985. No claims have been filed. Inventoried assets, which do not include the subject property, approximate \$860,000.00. Federal Estate Taxes and Illinois Inheritance Taxes will be timely paid on all taxable assets including the subject property.

NINTH: Gordon W. Claussen and Gladys C. Claussen have contracted to sell the subject property to Anthony C. Domabyl. It is intended that that sale be consummated by Deed from First National Bank of Cicero as successor to Cicero State Bank Trust No. C-2835.

TENTH: This Affidavit is made for the purpose of inducing the Registrar of Titles to accept the aforementioned Deed in Trust for registration. In consideration of its so doing, the undersigned individually and Gordon W. Claussen and Gladys C. Claussen through their power of attorney do hereby agree to hold the Registrar of Titles and his agents and employees harmless from any loss he or they may thereby sustain, including costs of defense of any claim, whether or not meritorious.

ELEVENTH: In support of the foregoing, the following are attached hereto:

- Exhibit A - Torrens Certificate of Title No. 525172
- " B - Death certificate of Emerson W. Claussen
- " C - Order of Discharge of Executor
- " D - Estate Tax Closing Letter
- " E - Illinois Inheritance Tax Return, Order Assessing Tax, and Receipt for Payment
- " F - Certified copy of First National Bank of Cicero (formerly Cicero State Bank) Trust No. C-2835
- " G - Original Deed in Trust recorded as Document #25029847 and photocopy thereof
- " H - Death certificate of Dell E. Claussen
- " I - Letters of Office of Gordon W. Claussen

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The first part of the report is a summary of the work done during the year. It is followed by a detailed account of the work done in each of the departments. The report is then followed by a list of the names of the persons who have been appointed to various positions during the year.

The second part of the report is a list of the names of the persons who have been appointed to various positions during the year. It is followed by a list of the names of the persons who have been promoted during the year.

The third part of the report is a list of the names of the persons who have been promoted during the year. It is followed by a list of the names of the persons who have been dismissed during the year.

The fourth part of the report is a list of the names of the persons who have been dismissed during the year. It is followed by a list of the names of the persons who have been appointed to various positions during the year.

The fifth part of the report is a list of the names of the persons who have been appointed to various positions during the year. It is followed by a list of the names of the persons who have been promoted during the year.

The sixth part of the report is a list of the names of the persons who have been promoted during the year. It is followed by a list of the names of the persons who have been dismissed during the year.

The seventh part of the report is a list of the names of the persons who have been dismissed during the year. It is followed by a list of the names of the persons who have been appointed to various positions during the year.

The eighth part of the report is a list of the names of the persons who have been appointed to various positions during the year. It is followed by a list of the names of the persons who have been promoted during the year.

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Exhibit J - Title report of Mid America Title Co. showing no liens of record

- " K - Survey of subject property
- " L - Inventory of Probate assets
- " M - Real Estate Sales Contract
- " N - Power of Attorney from Gordon W. Claussen, individually, and as Executor of the Estate of Dell E. Claussen, and from Gladys C. Claussen to J. Frank Daly

SLIGHTLY VARRANTY

[Handwritten signature]

DATED this 27th day of December, 1985.

[Handwritten signature]

 J. FRANK DALY

Subscribed and sworn to before me this 27th day of December, 1985.

[Handwritten signature]

 Notary Public

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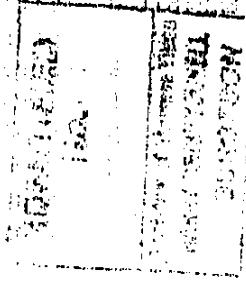
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REGISTRAR OF TITLES

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First Nat'l B ank of Cicero
6000 W. Lemay Rd.

Cicero, IL 60650

Box 284

Handwritten signature/initials

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