

# UNOFFICIAL COPY

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In the matter of the initial application of:

WILLIAM FORD

to register title to real estate.

Application No. 6954 LR

Application of:

JUDITH A. COX, Executor of the Estate of Florence Krakowski, deceased.

### REGISTRAR'S FINDING

Having considered the application presented herein, the Registrar of Titles finds that under and by virtue of a decree of court, made and entered in the above entitled cause, on the 10th day of October, A.D. 1914,

the following described real estate, situated in the County of Cook and State of Illinois, viz:

3639973

#### PARCEL 1:

Unit No. 211 in Willow Creek Number 6 Condominium as delineated on a survey of the following described real estate: That part of Lots 6 and 7 of Willow Creek Apartment Addition being a Resubdivision of part of Willow Creek, a Subdivision of part of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, which survey is attached as Exhibit 'O' to the Declaration of Condominium registered as Document LR3139599 together with its undivided percentage interest in the common elements all in Cook County, Illinois

#### PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements filed December 28, 1970 as Document LR 2536651 and as created by deed from Centex Homes Midwest, Incorporated, a Nevada Corporation to Bruno J. Zielinski and Stella S. Zielinski, his wife dated January 15, 1980 and filed July 18, 1980 as Document LR 3169710 for ingress and egress in Cook County, Illinois

#### PARCEL 3:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Reciprocal Easements filed July 3, 1975 as Document LR 2702046 and as created by deed from Centex Homes Midwest, Incorporated, a Nevada Corporation to Bruno J. Zielinski and Stella S. Zielinski, his wife dated January 15, 1980 and filed July 18, 1980 as Document LR 3169710 for ingress and egress in Cook County, Illinois

was duly registered in the Office of the Registrar of Titles in and for said county in the name of William Ford, free and clear of all liens and encumbrances, except those noted therein, and a Certificate of Title issued therefor.

UNIT 211, 263 CLUVAHOUSE DR., PALATINE, IL. 60067

PTN 02-24-105-0201040 *[Signature]*

That there is registered on Certificate of Title No. 1146597 a Warranty Deed, Document No. 3343215 by which title to Unit 211 and its undivided percentage interest in the common elements in the property herein described is conveyed to Louis Krakowski and Florence E. Krakowski, his wife, in joint tenancy, and that no Certificate of Title has been issued in said grantee's name.

The Registrar further finds that the said Florence E. Krakowski died, on or about the 23rd day of June, A.D. 1987, testate. That Louis Krakowski predeceased his wife, having died intestate.

That the Estate of said Florence E. Krakowski, File No. 87 P 5817, Doc. 938, Page 444, has been filed in the Circuit Court of Cook County, and such proceedings have been had therein that said estate is still pending. That said decedent left a last will and testament, which was duly filed and admitted to record in the Circuit Court aforesaid, in and by which said last will, said testator devised the premises aforesaid to Judith A. Cox, her daughter, subject to power of sale in the executor Judith A. Cox.

That said decedent left her surviving Judith A. Cox, her daughter, her only heir at law and next of kin, of full legal age, except none.

Pursuant to power of sale under the Last Will and Testament of Florence E. Krakowski, deceased, the Independent Executor Judith A. Cox has executed and delivered her Executor's Deed to Rex C. Davis and Nancy G. Davis, his wife, in joint tenancy.

The Registrar further finds that the title to the premises will be vested in Rex C. Davis and Nancy G. Davis, his wife, as joint tenants, upon registration of aforesaid Executor's Deed (1), free and clear of all liens and encumbrances, except uncanceled memorials appearing on the outstanding Certificate No. 1146597, which apply to Unit No. 211 and the percentage interest in the related common elements, and any unpaid taxes and assessments that have become liens on the premises described herein; and that without surrender of Owner's Duplicate Certificate of Title No. 1146597, the Registrar of Titles

3639973

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3

of Cook County, Illinois, will cancel the Certificate created by Document No. 3343215, and issue a Certificate of Title to Rex C. Davis and Nancy G. Davis, his wife, as joint tenants, upon registration of aforesaid Executor's Deed (1), free and clear of all liens, encumbrances and memorials except those last hereinbefore mentioned.

*Harry Bus Youfell*  
Harry Bus Youfell  
Registrar of Titles

By *Fred Klinsky*  
Fred Klinsky  
Examiner of Titles

July 30, 1987

Property of Cook County Clerk's Office

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REGISTRAR'S TITLE FINDING

LAND REGISTRATION

Case No. 6954 L.R.

In the matter of the  
original application of:

WILLIAM FORD

To register title to  
real estate.

Application for transfer  
of decedent's property  
by:

JUDITH A. COX, Independent  
Executor of the estate of  
Florence Krakowski, deceased.

Property of Cook County Clerk's Office

COSTS	
REGISTRAR'S FINDING	\$ 12.00
NEW CERTIFICATE	20.00
TAX SEARCH	10.00
FEDERAL LIEN SEARCH	10.00
INDEMNITY FUND	136.00
TOTAL	\$200.00

EXAMINER

*Fred Klusky*

DATE

*7/29/87*

*Unit 711  
#6*

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007 JUL 31 PM 3:  
HARRY (BUSY) YOUNG  
REGISTRAR OF TITLE

IDENTIFIED No.
Register of Terrors Title HARRY (BUSY) YOUNG REGISTRAR

*HOWARD BERNSTEIN  
1110 LAKE COOK RD  
BUFFALO GROVE, IL 60089*

*11/14/87  
2659711*