

# UNOFFICIAL COPY

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In the matter of the initial application of:

DUFFY AVENUE BUILDING CORPORATION

to register title to real estate,

Application of:

ROGER B. MANDEL, attorney at law

371-1901

Application No. 27066 LR

### 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 12th day of July, A.D. 1955, the following described real estate, situated in the County of Cook and State of Illinois, viz:

LOT ONE HUNDRED NINETY ONE (191)  
In J. E. Merrion's Maryhook Addition, being a Resubdivision of part of the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and that part of the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

371-1901

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

That by mesne and sundry conveyances and transfers the title to said premises has passed to and become vested in, and is now registered in the name of Joseph H. Twitty (divorced and not remarried) (as to an undivided one-half ( $\frac{1}{2}$ ) interest); and Cordelia D. Derricote (divorced and not remarried), (as to an undivided one-half ( $\frac{1}{2}$ ) interest) as tenants in common free and clear of all liens and encumbrances, except those noted upon Certificate of Title No. 950482, Vol. 1906  
Page 242.

REGISTRAR'S FINDING - PAGE 2  
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The Registrar further finds that Joseph H. Twitty  
died, on or about the 18th day of May  
A.D. 1986, testate. That \_\_\_\_\_  
died on \_\_\_\_\_, A.D. \_\_\_\_\_, predeceasing  
the aforesaid decedent.

~~That the Last Will and Testament of \_\_\_\_\_~~  
\_\_\_\_\_ was filed with the Clerk of the Probate Division  
of the Circuit Court of Cook County, Illinois, on \_\_\_\_\_  
~~18~~ \_\_\_\_\_

~~That said decedent devised the property herein pursuant to the~~  
aforesaid Last Will and Testament to \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

~~No probate proceedings are being instituted, pending, contem-~~  
~~plated or necessary.~~

That, from the best information submitted, it appears that the  
fair market value of the above described property is forty thousand  
dollars and no/100----- \$ 40,000.00 Dollars,  
for the purpose of these Findings.

That said decedent left him surviving Cordelia D. Twitty,  
(spouse), and Joseph H. Twitty, Jr., (son),  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

his only heirs at law and next of kin, of full legal age.

That the decedent and Cordelia D. Derricote were married prior  
to the decedent's death.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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REGISTRAR'S FINDING - PAGE 3

The Registrar further finds that the title to the premises aforesaid is vested in the aforesaid heirs at law, Cordelia D. Twitty, a widow, and Joseph H. Twitty, Jr., a bachelor, each to an undivided one-quarter (1/4) interest, as tenants in common,

free and clear of all liens and encumbrances, except uncanceled memorials appearing on the outstanding Certificate No. 950482, subject to costs, claims, Federal Estate and State Inheritance Tax in the Estate of Joseph H. Twitty, deceased until May 17, 1989,

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. 950482, the Registrar of Titles of Cook County, Illinois, will cancel the same and issue a Certificate of Title to Cordelia D. Twitty, a widow, and Joseph H. Twitty, Jr., a bachelor, each to an undivided one-quarter (1/4) interest, as tenants in common,

free and clear of all liens, encumbrances and memorials except those last hereinbefore mentioned.

*Harry Bus' Yourell*  
HARRY 'BUS' YOURELL  
Registrar of Titles

By John J. Klich  
Examiner of Titles  
Pursuant to Public Act 80-851  
effective October 1, 1977

Date November 24, 1987

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REGISTRAR'S TITLE FINDING

LAND REGISTRATION

Case No. 27066 LR

UNOFFICIAL COPY  
In the matter of the initial application of:

DUFFY AVENUE BUILDING

CORPORATION

to register title to real estate.

Application for transfer of decedent's property by:

ROGER B. MANDEL, attorney

at law

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		80.00
TOTAL	\$	132.00

EXAMINER \_\_\_\_\_  
DATE 11/25/87

1-20-88  
R. B. Mandel

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950482  
1986 11/25  
91058  
6-13-88

ROGER B. MANDEL  
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