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REGISTRAR OF TORRENS TITLES
HARRY "BUS" YOURELL



CHIEF EXAMINER OF TITLES
JOSEPH H. SANDERS

CHIEF DEPUTY OF TORRENS TITLES
JOHN L. RICE

REGISTRAR OF TORRENS TITLES

COOK COUNTY, ILLINOIS
CHICAGO 60602

RE: Certificate of Title No. 1344311 Vol. 2693-1 Page 156
Lot 13 in Block 2 in Haley's Marquette Park Subdn,
of the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$)
of the Southeast Quarter ($\frac{1}{4}$) of Sect. 24-38-13,
E. of the 3rd P.M.

1. Michaeline Terasas v. Steven Derdzinski, et al, 84 CH 1495
2. In the Matter of the Application of Edward J. Haley to register title to real estate. Petition of Michaeline Naujokaitis, Executor of the Estate of Michaeline Terasas, deceased, 87 CH 10966.
3. In the Matter of the Estate of Michaeline Terasas, deceased, 87 P 02468.

Harry "Bus" Yourell
Registrar of Titles
Cook County, Illinois

Dear Sir:

I have examined proceedings in the above three entitled matters, the first being a proceeding to revoke an outstanding Certificate of Title No. 1344311; the second being a proceeding ordering and directing the Registrar of Titles of Cook County to issue a new certificate of title to Michaeline Naujokaitis as Executor of the Estate of Michaeline Terasas; and, thirdly, the Estate of Michaeline Terasas, now pending in the Probate Court of Cook County, Illinois, and I find that title to premises aforesaid will be vested in:

MICHAELINE NAUJOKAITIS, Executor of the Estate
of Michaeline Terasas, deceased,

Subject to:

1. All unpaid general taxes and special assessments shown by our tax search and all sales, forfeitures and withdrawals for unpaid general taxes and special assessments.
2. Possible Federal Tax Liens that may be disclosed by a search of the records in the Office the the Recorder of Deeds.
3. Right of any party interested by appeal, writ of error, proceedings instituted under the Soldiers' and Sailors' Civil Relief Act or other direct proceedings to have set aside, modified or reversed within the time allowed by law the decree entered on January 13, 1988 in the Circuit Court of Illinois, Case No. 87 CH 10966, and entitled In the matter of the Application of Edward J. Haley to register title to real estate. Petition of Michaeline Naujokaitis, Executor of the Estate of Michaeline Terasas, deceased, 87 CH 10966.

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Certificate of Title No. 1344311
Estate of Michaeline Terasas,
deceased.

Page 2

4. Uncancelled memorials appearing on the outstanding Certificate of Title.

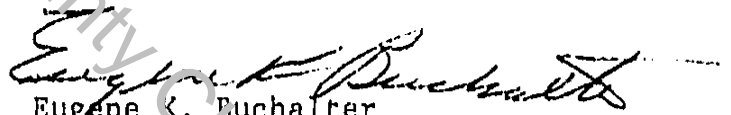
5. Right of any party served by publication and their heirs, devisees, executors, administrators or other representatives of any such party to appear and be heard touching the matter of the decree entered on January 13, 1988 in the Circuit Court of Cook County, Illinois, Case No. 87 CH 10966, and entitled In the Matter of the Application of Edward J. Haley to register title to real estate. Petition of Michaeline Naujokaitis, Executor of the Estate of Michaeline Terasas, deceased, 87 CH 10966.

6. Upon registration of:

- (a) certified copy of order entered January 29, 1986 in Case No. 84 CH 1195,
- (b) certified copy of decree entered January 13, 1988 in Case No. 87 CH 10966,
- (c) certified copy of letters of office showing Michaeline Naujokaitis as Executor of the Estate of Michaeline Terasas, deceased, 87 P 2468,

and without surrender of Owner's Duplicate Certificate of Title.

Very truly yours,


Eugene K. Buchalter
Examiner of Titles

February 23, 1988

mh

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Form #20

Certificate No. 1344311 Document No. 3725546

TO THE REGISTRAR OF TITLES
COOK COUNTY, ILLINOIS:

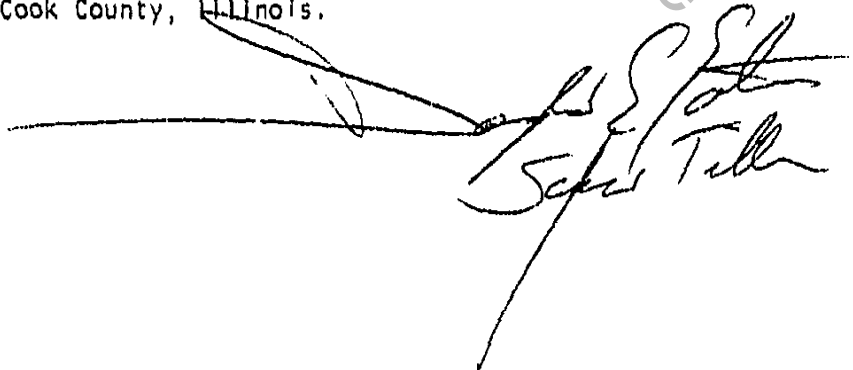
You are directed to register the Document hereto attached
on the Certificate 1344311 indicated affecting the
following described premises, to-wit:

Lot Thirteen (13) in Block 2 in Haley's
Marquette Park Subdivision of the East
1/2 of the Southwest 1/4 of the Southeast
1/4 of Section 24, Township 38 North,
Range 13, East of the Third Principal
Meridian, in Cook County, Illinois.

3725546

Real Estate Index Number(s): 19-24-415-013

Section 24 Township 38 North, Range 13 East of the
Third Principal Meridian, Cook County, Illinois.



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Property of Cook County Clerk's Office

I HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE 2 22 88

Morgan M. Shirley
1411

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.

THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
PENALTY OF THE LAW

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that an Order of Court be entered directing that the premises commonly known as 3935 W. Diversey, Chicago, Illinois be returned to the Plaintiff, and the Defendants and each of them, be directed to execute any documents which may be necessary to effect a transfer of the legal title to the said premises commonly known as 6921 Washtenaw, Chicago, Illinois to the Plaintiff;

And the Court having considered all of the evidence which was introduced during the course of the trial, and having also considered the credibility of the witnesses, with the Court being mindful that the Plaintiff is required to prove her allegations by preponderance of the evidence,

The Court further finds as follows:

A. That the Plaintiff has sustained her burden of proof by clear and convincing evidence;

B. That the Defendant, STEVEN DERDZINSKI, asserted undue influence upon the Plaintiff, MICHAELINE TERASAS, to effect a transfer of the beneficial interest which the Plaintiff, MICHAELINE TERASAS, held under the Trust Agreement at the Chicago Title and Trust Company dated July 25, 1980, and known as Trust No. 1078025 and as a result of the said undue influence caused the said Trust to be ultimately transferred by various documents which were executed to the Jefferson State Bank, a Corporation of Illinois under Trust Agreement No. 1205 dated June 8, 1983;

C. That the Defendant, STEVEN DERDZINSKI, caused the Trust Agreement which was entered into with the Jefferson

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*Only
Family
Attorney
Notary
Public*

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I HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE 2-22-88

Morgan M. Finley
Clerk

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.

THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
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State Bank to initially provide that the Defendant, STEVEN DERDZINSKI, be the 100% beneficial owner under the said Trust Agreement No. 1205;

D. That the said Defendant, STEVEN DERDZINSKI, on or about September 30, 1983 assigned and transferred to one ALEXANDER GREZENKO a 50% interest of the entire beneficial interest of the trust held by the Jefferson State Bank under No. 1205;

E. That the said Defendant, STEVEN DERDZINSKI had no right or authority to transfer the beneficial interest of any Trust from Plaintiff, MICHAELINE TERASAS as the sole beneficiary under such Trust into his own name or into the name of any other person as a beneficial owner under any Trust and more specifically had no authority to cause himself to be a beneficiary in Trust No. 1205 or to assign a 50% beneficial interest in the Trust at the Jefferson State Bank under Trust No. 1205 to ALEXANDER GREZENKO;

F. That the Defendant, STEVEN DERDZINSKI has no interest in and to the premises commonly known as 6921 So. Washtenaw, Chicago, Illinois whether legal or equitable and further has no right, title or interest, as a beneficial owner or otherwise in and to any trust relating to the said property and more particularly the trust held by the Chicago Title and Trust Company known as Trust No. 1078025 dated July 25, 1980, and Trust No. 1205 held by the Jefferson State Bank dated June 8, 1983; and further that any

assignment by STEVEN DERDZINSKI of any part of the

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Handwritten notes:
Creditor
10/1/83

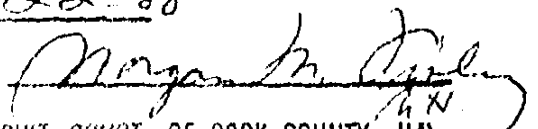
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I HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE 9-22-88


CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.

THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
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beneficial interest of Trust No. 1205 at the Jefferson State Bank to ALEXANDER GREZENKO is null and void;

G. That any transfer of the beneficial interest of the Trust held by the Chicago Title and Trust Company bearing No. 1078025 dated July 25, 1980 wherein MICHAELINE M. TERASAS was the sole beneficiary resulted from the undue influence of the Defendant, STEVEN DERDZINSKI and was without consideration; further that the Plaintiff, MICHAELINE TERASAS had no understanding of the procedure which was followed whereby the Defendant, STEVEN DERDZINSKI became the sole beneficiary of Trust No. 1205 at the Jefferson State Bank under Trust Agreement dated June 8, 1983, and the execution of any documents effecting the establishment of Trust No. 1205 at the Jefferson State Bank was without the authority of the Plaintiff, MICHAELINE TERASAS.

IT IS THEREFORE ORDERED as follows:

1. That the Defendants execute whatever documents may be necessary to transfer legal title of the premises commonly known as 6921 S. Washtenaw, Chicago, Illinois to the Petitioner, MICHAELINE TERASAS in fee simple;

2. That the said transfer be accomplished as quickly as possible;

3. That in the interim the Defendant, STEVEN DERDZINSKI and the authorized representative of the Defendant, Jefferson State Bank execute whatever documents may be necessary to show the Plaintiff, MICHAELINE TERASAS

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Handwritten signatures and notes at the bottom left of the page.

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I HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE 2.22.88

Margaret M. Kelly
M.M.K.

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.

THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
PENALTY OF THE LAW

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as the sole beneficiary of the Trust held by the Jefferson State Bank under Trust Agreement No. 1205 dated June 8, 1983 so that the Petitioner, MICHAELINE TERASAS shall be the sole beneficiary under the said Trust;

3. That since the Defendant, STEVEN DERDZINSKI has had no legal right, title or interest in and to the premises commonly known as 6921 S. Washtenaw, Chicago, Illinois or in and to any Trust associated therewith including but not limited to the Trust held by the Chicago Title and Trust Company under Trust No. 1078025 dated July 25, 1980 and the Trust held by the Jefferson State Bank under Trust No. 1205 dated June 8, 1983, he therefore had no authority or right to effect a transfer of any beneficial interest in the Trust known as No. 1205 held by the Jefferson State Bank, and therefore the consent or authorization of ALEXANDER GREZENKO shall not be necessary to carry out the directions of this Court in returning the ownership of the premises commonly known as 6921 South Washtenaw, Chicago, Illinois to the Plaintiff, MICHAELINE TERASAS;

4. That the above-entitled matter shall be set for status on January 30, 1986 at 9:30 a.m. without further notice.

Enter: _____

Judge

CARR & O'ROURKE ASSOCIATES
100 West Monroe Street - Suite 800
Chicago, Illinois 60603
(312) 332-1844

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RECEIVED
CLERK OF THE CIRCUIT COURT OF COOK COUNTY
JUL 21 PM 4:59 '88

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IDENTIFIED No.	SEARCHED	INDEXED
	SERIALIZED	FILED

MT-36101

134/311
A

I HEREBY CERTIFY THE ABOVE TO BE CORRECT.

DATE 2-22-88

Morgan M. Juley
Clerk

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL

THIS ORDER IS THE COMMAND OF THE CIRCUIT COURT AND VIOLATION THEREOF IS SUBJECT TO THE PENALTY OF THE LAW