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In the matter of the initial application of:

JOHN BARRY

to register title to real estate)

Application No. 24516 LR

Application of:

BARBARA F. GREENING, INDEPENDENT EXECUTOR OF THE ESTATE OF ISABEL A. FLOGAUS, 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 22nd day of August, A.D. 1944, the following described real estate, situated in the County of Cook and State of Illinois, viz:

SEE LEGAL DESCRIPTION ATTACHED.

was duly registered in the Office of the Registrar of Titles in and for said county in the name of John Barry free and clear of all liens and encumbrances, except those noted herein, 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 ISABEL A. FLOGAUS (a Widow)

free and clear of all liens and encumbrances, except as noted upon Certificate of Title No. 1044331, Vol. 2093-1 Page 166, said certificate has been lost or destroyed and upon diligent search cannot be found.

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That part of UNIT UL 101 as said Unit is delineated on Survey attached to and a part of Declaration of Condominium Ownership registered on the 30th day of December, 1970, as Document Number 2536951 falling within premises hereinafter described

TOGETHER WITH

An Undivided 2.20% interest in premises hereinafter described (excepting therefrom those Units and parts of Units falling within said premises, as said Unit, are delineated on Survey hereinabove referred to)

Said premises being described as follows: Lot Twenty Five (except that part thereof deeded for public highway by Warranty Deed dated April 12, 1959, and recorded April 26, 1959 as Document Number 12302886, in Book 54936, Page 165) all in Lakota, being a Subdivision of part of Blocks 1, 2, 3, 4 and 5 in Gage's Addition to the Village of Wilmette in Fractional Section 27, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded June 2, 1897 as Document Number 2546211, in Book 74 of Plats, Page 3.

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The Registrar further finds that the said Isabel A. Flogaus

died, on or about the 1st day of March, A.D. 1989, testate.

That the Estate of said Isabel A. Flogaus, File No. 89 P 3114, Doc. 956, Page 472 has been filed in the Circuit Court of Cook County, Illinois, and such proceedings have been had therein that said estate has not been duly and fully settled. That said Isabel A. Flogaus 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 Barbara F. Greening.

Subject to power of Sale in the Executor.

That said decedent left her surviving Barbara F. Greening (a 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 Isabel A. Flogaus, deceased, the Independent Executor, Barbara F. Greening has executed and delivered her Execuoctr's Deed to Gerald Epstein and Lillian Epstein (married to each other), in joint tenancy.

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The Registrar further finds that the title to the premises
aforesaid will be vested in Gerald Epstein and Lillian Epstein,
(married to each other), in joint tenancy, 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. 1044331,

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. 1044331, the Registrar
of Titles of Cook County, Illinois, will cancel the same and issue
a Certificate of Title to Gerald Epstein and Lillian Epstein,
(married to each other), in joint tenancy, upon registration of the
aforesaid Executor's Deed (1),

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

Carol Moseley Braun
CAROL MOSELEY BRAUN
Registrar of Titles

By *Fred Klinsky*
Examiner of Titles
Fred Klinsky

Date November 17, 1989
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REGISTRAR'S TITLE FINDING

LAND REGISTRATION

Case No. 24516 L.R.

In the matter of the judicial application of:

JOHN BARRY

To register title to real estate.

Application for transfer of decedent's property by:

BARBARA F. GREENING, INDEPENDENT EXECUTOR OF THE ESTATE OF ISABEL A. FLOGAUS, DECEASED.

COSTS

Deed (1)	
REGISTRAR'S FINDING	\$ 12.00
NEW CERTIFICATE	20.00
TAX SEARCH	10.00
FEDERAL LIEN SEARCH	10.00
INDEMNITY FUND	500.00
TOTAL	\$ 564.00

EXAMINER Carol Mosley
 DATE 11/17/89

Handwritten notes:
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 384348C
 1/12/89
 MS

1989 NOV 29 PM 2:09
 CAROL MOSELEY BRAUN
 REGISTRAR OF TITLES
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IDENTIFIED BY	1/12/89
DATE	11/17/89
BY	MS

CHICAGO TITLE INS.
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