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FORM 71  
Revised December 1989

NON PROBATE

CAROL MOSELEY BRAUN

3883940



RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

Application of:

DENNIS M. O'LEARY, HEIR

OF THE ESTATE OF

CLARE A. O'LEARY DECEASED.

for transfer of land under Chap. 30  
Par. 114, 115, (I.R.S.)

L.R. 3089

3883940

REGISTRAR'S FINDING

Having considered the application presented herein, the Registrar of Titles finds that the applicant is a proper person to make this application; that all persons entitled to notice of the application have been served or consented to the application; that the following described Real Estate, situated in the County of Cook and state of Illinois, viz:

The South 30 feet of LOT SIX-----(6)  
in the Subdivision of Block 8, in Hutchinson and Pothermel's Subdivision, being a Subdivision of the West Half of Lot 3, of the Subdivision of Section 18, Town 39 North, Range 13, East of the Third Principal Meridian, (except the West Half of the Southwest Quarter thereof, also of Blocks 1,6,7,12 and 13, of the Subdivision of Lots,1,2 and 3 in the Partition of the East Half of Lot 2, in said Subdivision of Section 18 aforesaid.

P. I. N.  
ADDRESS

16-18-225-023-0000  
819 South Wesley Avenue  
Oak Park, Illinois 60304

is duly registered in the Office of the Registrar of Titles in and for said County and the title holder (s) of record ~~xxx~~ are HILARY F. O'LEARY AND CLARE A. O'LEARY, Married to each other.

Not in tenancy in common but in joint tenancy.

which title is subject to liens and encumbrances as shown on Certificate of Title No. 431226, Vol. 868 and Page 114,

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## REGISTRAR'S FINDING - PAGE 2

The Registrar further finds that Clare A. O'Leary died, on or about the 27th day December A.D. 1989 . . . That Hilary F. O'Leary died on September 13, A.D. 1987, predeceasing the aforesaid decedent. That the decedent died ~~(intestate)~~ (testate).

That the Last Will and Testament of the decedent was filed with the Clerk of the Probate Division of the Circuit Court of Cook County, Illinois, on January 26, , 1990.

That said decedent devised the property herein pursuant to the aforesaid Last Will and testament to Patricia J. Otten (a daughter - married to William J. Otten); Dennis M. O'Leary (a son - married to Nicolana O'Leary); Maureen C. Novotny (a daughter - married to James F. Novotny); and Margaret A. Barnes (a daughter - married to Craig W. Barnes).

No probate proceedings are being instituted, pending, contemplated or necessary.

That, from the best information submitted, it appears that the fair market value of the above described property is One Hundred Twenty-Seven Thousand-----\$127,000.00 Dolalrs, for the purpose of these Findings.

That said decedent left ~~him~~/her surviving as the only heir (s) at law and next of kin, Dennis M. O'Leary (a son - married to Nicolana O'Leary); Patricia J. Otten (married to William J. Otter); Maureen C. Novotny (married to James F. Novotny); Margaret A. Barnes (a daughter - married to Craig W. Barnes);

all of whom are of legal age except, none.

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01/10/2008

REGISTRAR'S FINDING - PAGE 3

The Registrar further finds that the title to these premises are vested in the heir(s) at law, Dennis M. O'Leary (married to Nicolana O'Leary); Patricia J. Otten (married to William J. Otten); Maureen C. Novotny (married to James F. Novotny); and Margaret A. Barnes (married to Craig W. Barnes), each as to an Undivided One-Fourth (1/4th) Interest, All As Tenants In Common,

free and clear of all liens and encumbrances, except uncanceled memorials appearing on the outstanding Certificate No. 431226, subject to costs, claims, Federal Estate Tax in the Estate of Clare A. O'Leary, deceased, until December 27, 1992, and such unpaid taxes and assessments that have become liens on the premises described herein; possible Federal Tax Liens and State of Illinois Tax Liens on the premises as provided by CH. 30 Par. 84 and 84.1 of the Illinois Revised Statute and other Statutes of the State of Illinois; and that upon surrender of the Owner's Duplicate Certificate of Title No. 431226, the Registrar of Titles of Cook County, Illinois, will cancel the same and issue a Certificate of Title to Dennis M. O'Leary (married to Nicolana O'Leary); Patricia J. Otten (married to William J. Otten); Maureen C. Novotny (married to James P Novotny); and Margaret A. Barnes (married to Craig W. Barnes), each as to an Undivided One-Fourth (1/4th) Interest, As Tenants In Common, not as joint tenants,

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## REGISTRAR'S FINDING - PAGE 4

Subject to such liens, encumbrances and memorials of record as shown on the previous outstanding Certificate of Title.

*Carol Moseley Braun*

CAROL MOSELEY BRAUN  
Registrar of Titles

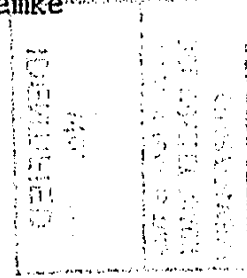
By *LeRoy W. Lemke*

Examiner of Titles  
LeRoy W. Lemke

Date: May 21, 1990  
amk

012833110

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### COSTS

|                     |              |
|---------------------|--------------|
| REGISTRAR'S FINDING | \$13.00      |
| NEW CERTIFICATE     | 20.00        |
| TAX SEARCH          | 11.00        |
| FEDERAL LIEN SEARCH | 11.00        |
| INDEMNITY FUND      | <u>25.00</u> |

TOTAL \$ 72.00

*LeRoy W. Lemke*  
EXAMINER

5/21/90  
DATE

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Property of Cook County Clerk's Office

431226  
N/D

3883940

1990 MAY 25 PM 3:10  
CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

3883940

|                   |   |
|-------------------|---|
| IDENTIFIED<br>No. | REGISTRAR OF TITLES<br>CAROL MOSELEY BRAUN<br>GURTOWSKI |
|-------------------|---|

Patrick Mitchell  
7355 W. North Ave  
River Forest, IL 60305