



CAROL MOSELEY BRAUN

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

3881595

Application of:

PATRICIA LEE BOLAND, Independent

Executor of the estate of

Leone M. Boland, deceased.

L.R. 22806

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

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:

ITEM 1.

UNIT 103 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 20th day of July, 1964 as Document Number 2161199.

ITEM 2.

An Undivided 5.109% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

LOT THREE (3), in Block Three (3), in Taylor's Subdivision of the West 11.85 chains of the South West Quarter (1/4) of Section 36, Township 38 North, Range 13, East of the Third Principal Meridian.

Property address: 8449 S. Kedzie Avenue, Unit 103, Chicago, IL 60652 P.I.#19-36-302-036-1003

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is duly registered in the Office of the Registrar of Titles in and for said County and the title holder (s) of record is/XXX Leone M.

Boland (a widow)

which title is subject to liens and encumbrances as shown on Certificate of Title No. 1269764, Vol. 2544-2 and Page 383

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FORM 71 PROBATE

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## REGISTRAR'S FINDING - PAGE 2

The Registrar further finds that Leone M. Boland died, on or about the 9th day September A.D. 1987. That died on A.D. predeceasing the aforesaid decedent. That the decedent died testate.

That an Estate for said Decedent filed as Case No. 90 P 2380 Doc. 970 Page 259 has been opened in the Circuit Court of Cook County, Illinois, and is now pending. That under the terms of the Last Will and Testament, as admitted to record in this proceeding, said Decedent devised the premises herein to my daughter Patricia Lee Boland

That Patricia Lee Boland has been appointed Independent Executor of the estate of Leone M. Boland. Pursuant to said powers vested in the Independent Executor, she has executed an Executor's Deed to Victor F. Zaro (married to Dorothy Zaro), for \$44,000.00.

That said Decedent is survived by only heirs at law and next of kin, the following, as shown by an Order of Heirship attached, entered March 14, 1990 in the proceedings.

The Registrar finds that the title to the premises aforesaid will be vested in Victor F. Zaro (married to Dorothy Zaro), upon registration of the aforesaid Executor's Deed,

based upon the facts setforth above; free and clear of all liens and encumbrances except uncanceled memorials appearing on the outstanding Certificate No. 1269764 Volume 2544-2 and Page 383. 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.

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, PROBATE DIVISION

Estate of

Leone M. Boland,

Deceased

No. 90 P 2380

Docket 970

Page 259

ORDER DECLARING HEIRSHIP

After considering evidence concerning heirship, the court declares that the following are the only heirs of ..... Leone M. Boland ....., deceased:

- JOHN WILLIAM BOLAND, JR., a Son (Deceased 1/20/88);
- PATRICIA LEE BOLAND, a Daughter;
- FLORENCE BOLAND TUCEK, a Daughter;
- MICHAEL FRANCIS BOLAND, a Son; and
- MARTHA BOLAND SPIRES, a Daughter

CIRCUIT COURT PROBATE DIV.  
**ENTERED**  
 MAR 14 1990  
 ENTER: JUDGE HENRY B. MILZINSKI

..... 19.....  
 Judge's No.

Name KENNETH S. FREEDMAN

Attorney for Petitioner

Address 350 West Hubbard Street

City Chicago, Illinois 60610

Telephone (312) 346-6964

Atty Code No. 24081

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MORGAN M. FINLEY, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

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REGISTRAR'S FINDING - PAGE 3

and that without surrender of the Owner's Duplicate Certificate of Title No. 1269764 the Registrar of Titles of Cook County, Illinois, will cancel the same and issue a Certificate of Title to Victor F. Zaro (married to Dorothy Zaro), 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

*Herbert G. Lowinger*  
Herbert G. Lowinger, Chief  
Examiner of Titles

Date May 8, 1990  
mh

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COSTS

REGISTRAR'S FINDING	\$ 12.00
NEW CERTIFICATE	20.00
TAX SEARCH	11.00
FEDERAL LIEN SEARCH	11.00
INDEMNITY FUND	88.00
DEED (\$)	13.00
	<u>156.00</u>

*Herbert G. Lowinger*  
EXAMINER

May 5, 1990

DATE

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Property of Cook County Clerk's Office

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REGISTRAR OF TITLES  
CAROL MCELROY BRAUN  
1533 MAY 30 PM 1:05

IDENTIFIED
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Registrar of Titles Files CAROL MCELROY BRAUN HUNTER

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