

CAROL MOSELEY BRAUN

3901383

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



Application of:

RICHARD COHN, ATTORNEY FOR THE
ESTATE OF CHARLES J. SMITH (DECEASED)

L.R. 3993

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:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 03-09-200-022-1050
Property Address: Unit 550 Chateau
225 Lake Street
Buffalo Grove

is duly registered in the Office of the Registrar of Titles in and for said County and the title holder (s) of record is/are Charles J. Smith

(a widower)
which title is subject to liens and encumbrances as shown on Certificate of Title No. 1466449, Vol. 2937-1 and Page 225

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Attorneys' Title
Guaranty Fund, Inc.
29 S. LaSalle 3th Floor
Chicago, Illinois 60603

OWNERS DUPLICATE
COMMUNICATE
ON TITLE
Date Of First Registration

CAUTION
All documents in any way affecting the title to the premises described herein must be filed in the Register's Office and all orders to take mortgages and other liens follow the legal description on Certificate and by so doing you will help the efficiency of the Torrens System and the public in general.
GARY WOLFF, REGISTER

APRIL TWENTIETH (20th), 1911

TRANSFERRED FROM 126811
CAROL M. GILBERT

STATE OF ILLINOIS }
COOK COUNTY }
I, ~~Carol M. Gilbert~~ Registrar of Titles in
and for said County, in the State aforesaid, do hereby certify that

CHARLES J. SMITH
(A Widower)

of the ~~Village of~~ County of COOK and State of ILLINOIS
the owner of an estate in fee simple, in the following described
Property situated in the County of Cook and State of Illinois, and
Described as Items 1 and 2 as Follows:

DESCRIPTION OF PROPERTY

ITEM 1
UNIT 30 as described in survey delineated on and attached to and a part of a Declaration of Condominium
Ownership registered on the 12th day of December, 1972, as Document Number 2663109 and
re-registered on the 11th day of January, 1973, as Document Number 2664271.

ITEM 2
An Undivided 1.75641 % interest (except the Units delineated on (described in said survey) in and to the following
Described Premises:

That part of LOT THREE (3), in Cambridge Countryside Unit Eight (hereinafter described) described as follows: Commencing at a point on the West Line of said Lot 3; said point being North 0 degrees, 01 minutes, 00 seconds West, 76.32 feet from a Southwesterly corner of said Lot 3; said Southwesterly corner of Lot 3 being the Northwest Corner of Lot 396 in Cambridge Countryside Unit 7, being a Subdivision in the North Half (1/2) of Section 9 aforesaid; and running thence North 83 degrees, 39 minutes, 00 seconds East, at right angles to said West line of Lot 3, a distance of 34.96 feet to the place of beginning of the parcel of land being herein described; thence South 89 degrees, 31 minutes, 00 seconds East, 193.37 feet; thence North 00 degrees, 29 minutes, 00 seconds East, 36.08 feet; thence South 87 degrees, 31 minutes, 00 seconds East, 200.31 feet; thence North 00 degrees, 29 minutes, 00 seconds East, 74.61 feet; thence North 89 degrees, 31 minutes, 00 seconds West, 187.97 feet; thence North 00 degrees, 29 minutes, 00 seconds East, 7.00 feet; thence North 89 degrees, 31 minutes, 00 seconds West, 83.00 feet; thence South 00 degrees, 29 minutes, 00 seconds West, 81.08 feet; thence North 89 degrees, 31 minutes, 00 seconds West, 162.63 feet; thence South 00 degrees, 29 minutes, 00 seconds West, 78.00 feet to the place of beginning, said Cambridge Countryside Unit Eight, being a Subdivision in the North Half (1/2) of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on April 11, 1969, as Document Number 2666606.

Subject to the Estates, Easements, Incumbrances and Charges noted on
the following memorials page of this Certificate.

Witness My hand and Official Seal

this TWENTY SEVENTH (27th) day of JUNE 1988

Carol M. Gilbert
Registrar of Titles, Cook County, Illinois

330-1583

REGISTRAR'S FINDING - PAGE 2

The Registrar further finds that Charles J. Smith died,
 on or about the 31st day August A.D. 1989.
~~That~~ ~~died on~~ ~~A.D.~~
 predeceasing the aforesaid decedent. That the decedent died testate.

That an Estate for said Decedent filed as Case No. 89 P 8267 Doc. 963
 Page 356 has been opened in the Circuit Court of Cook County, Illinois,
 and said Estate is 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 decedent's surviving children
 in equal shares as residuary beneficiaries: Margaret Smith Murtagh
 (daughter), Charles Patrick Smith(son) and Kathryn Sabina Smith(daughter).

That said Decedent is survived by his only heirs at law and next of
 kin, the following, as shown by an Order of Heirship attached, entered
 September 14, 1989 in the proceedings.

That Margaret Smith Murtagh has been appointed Independent Executor of
 the Estate of Charles J. Smith(deceased) and pursuant to the powers of
 said Independent Executor and subject to the terms and conditions of
 the Last Will and Testament of the decedent as admitted to record herein,
 she has executed and delivered an Executor's Deed to Florence Kovacic,
 (a widow and not since remarried) for the full consideration of \$119,000.00.

The Registrar finds that the title to the premises aforesaid will be
 vested in Florence Kovacic(a widow and not since remarried) upon
 registration of the Executor's Deed,

based upon the facts set forth above, free and clear of all liens and
 encumbrances except uncancelled memorials appearing on the outstanding
 Certificate No. 1466449 Volume 2937-1 and Page 225
 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.

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

Handwritten initials

Estate of

CHARLES J. SMITH

Deceased

No.

89108267

Docket

963

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ORDER DECLARING HEIRSHIP

After considering evidence concerning heirship, the court declares that the following are the only heirs of Charles J. Smith....., deceased:

- 1. MARGARET SMITH MURTAGH, wife of Brian Murtagh, his daughter,
- 2. CHARLES PATRICK SMITH, his son, and
- 3. KATHRYN SABINA SMITH, his daughter,

HIS ONLY HEIRS AT LAW AND NEXT OF KIN.

FILED

SEP 14 1989

AURELIA PUCINSKI
CLERK OF THE CIRCUIT COURT

9/14/89

ENTER:

Handwritten signature of Richard Cohn

Judge

Judge's No.

57454

Name Richard Cohn
BERGER, NEWMARK & FENCHEL, P.C.

Attorney for Petitioner

Address 222 N. LaSalle St., Suite 1900

City Chicago, Illinois 60601-1199

Telephone (312) 782-5050

Atty Code No. 90104

CIRCUIT COURT, PROBATE DIV.
ENTERED
SEP 14 1989
JUDGE ARTHUR C. PERINOLDIS

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

and that upon surrender of the Owner's Duplicate Certificate of Title No. 1466449 the Registrar of Titles of Cook County, Illinois, will cancel the same and issue a Certificate of Title to Florence Kovacic (a widow and not since remarried) upon registration of the Executor's Deed,

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

Carol Moseley Braun

CAROL MOSELEY BRAUN
Registrar of Titles

By

Ward Z. Zaid
Ward Z. Zaid
Examiner of Titles

Date August 8, 1990
ard

POSTS

REGISTRAR'S FINDING	\$ 18.00
NEW CERTIFICATE	80.00
TAX SEARCH	11.00
FEDERAL LIEN SEARCH	11.00
INDEMNITY FUND	23.00
DEED (\$1)	13.00
	<u>136.00</u>
	\$ 306.00

Ward Z. Zaid
EXAMINER

8-8-90
DATE

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Property of Cook County Clerk's Office

Handwritten signature/initials

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REGISTRAR OF TITLES

AUG 14 19 4 19

IDENTIFIED	SEARCHED
No.	INDEXED
	SERIALIZED
	FILED

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