





# UNOFFICIAL COPY

FS 3 (1-83)

3931551

(SEAL) \_\_\_\_\_  
 (Signature) \_\_\_\_\_  
 Clerk of the Circuit Court for Baltimore City, which Court is a Court of Record, and has a seal, do hereby certify that Margaret M. Hurst Esquire, before whom the annexed affidavits were made, and who has thereto subscribed his name, was at the time of so doing a Notary Public of the State of Maryland, in and for the City of Baltimore, duly commissioned and sworn and authorized by law to administer oaths and take acknowledgments, or proof of deeds to be recorded therein. I further certify that I am acquainted with the handwriting of the said Notary, and verily believe the signature to be his genuine signature.

In Testimony Whereof, I have set my hand and affix the seal of the Circuit Court for Baltimore City, the same being a Court of Record, this 6th day of February (State) \_\_\_\_\_, A. D. 19 87

Sandra E. Banks  
 Clerk of the Circuit Court for Baltimore City

STATE OF MARYLAND }  
 BALTIMORE CITY, }  
 Notary Public

(SEAL) \_\_\_\_\_  
 (Signature) \_\_\_\_\_  
 Notary Public

My commission expires the first day in July, A. D. 19 90

and Assistant Secretary, respectively, of the Company were respectively the Vice President and the Assistant Secretary of the said UNITED STATES FIDELITY AND GUARANTY COMPANY, the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation, that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their names thereto by like order as Vice President and F. J. WILLEY, who being by me severally duly sworn, said that they, the said JOHN A. HUSS and F. J. WILLEY, Assistant Secretary of said Company, with both of them personally acquainted, who being by me severally duly sworn, said that they, the said JOHN A. HUSS and F. J. WILLEY, Vice President of the UNITED STATES FIDELITY AND GUARANTY COMPANY, with both of them personally came on this 6th day of February, A. D. 19 87, before me personally came

STATE OF MARYLAND }  
 BALTIMORE CITY, }  
 Assistant Secretary

(SEAL) \_\_\_\_\_  
 (Signature) \_\_\_\_\_  
 Assistant Secretary

John A. Huss  
 Vice President

By \_\_\_\_\_  
 (Signature) \_\_\_\_\_  
 John A. Huss

UNITED STATES FIDELITY AND GUARANTY COMPANY

February \_\_\_\_\_, A. D. 19 87

sealed with its corporate seal, duly attested to the signatures of its Vice President and Assistant Secretary, this 6th day of February, A. D. 19 87, in the premises by virtue of these presents.

In Witness Whereof, the said UNITED STATES FIDELITY AND GUARANTY COMPANY has caused this instrument to be

for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said UNITED STATES FIDELITY AND GUARANTY COMPANY, a certified copy of which is hereto annexed and made a part of the Power of Attorney, and the said UNITED STATES FIDELITY AND GUARANTY COMPANY, through its Board of Directors, hereby ratifies, confirms, affirms and approves all and whatsoever persons anyone of the said Lawrence F. Trausch and the said William R. Madden and the said Roland G. Miller and the said

of the City of Chicago, State of Illinois, in and for the State of Illinois

Lawrence F. Trausch, William R. Madden, Roland G. Miller and Brice R. Miller

That UNITED STATES FIDELITY AND GUARANTY COMPANY, a corporation organized and existing under the laws of the State of Maryland, and having its principal office at the City of Baltimore, does hereby constitute and appoint Know all Men by these Presents:

GENERAL POWER OF ATTORNEY  
 (CERTIFIED COPY)  
 No. 98929

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## COPY OF RESOLUTION

That ~~Whereas~~, it is necessary for the effectual transaction of business that this Company appoint agents and attorneys with power and authority to act for it and in its name in States other than Maryland, and in the Territories of the United States and in the Provinces and territories of Canada;

Therefore, be it Resolved, that this Company do, and it hereby does, authorize and empower its President or either of its Vice-Presidents in conjunction with its Secretary or one of its Assistant Secretaries, under its corporate seal, to appoint any person or persons an attorney or attorneys-in-fact, or agent or agents of said Company, in its name and as its act, to execute and deliver any and all contracts guaranteeing the fidelity of persons holding positions of public or private trust, guaranteeing the performances of contracts other than insurance policies and executing or guaranteeing bonds and undertakings, required or permitted in all actions or proceedings, or by law allowed, and

Also, in its name and as its attorney or attorneys-in-fact, or agent or agents to execute and guarantee the conditions of any and all bonds, recognizances, obligations, stipulations, undertakings or anything in the nature of either of the same, which are or may by law, municipal or otherwise, or by any Statute of the United States or of any State or Territory of the United States or of the Provinces or territories of Canada, or by the rules, regulations, orders, customs, practice or discretion of any board, body, organization, office or officer, local, municipal or otherwise, be allowed, required or permitted to be executed, made, taken, given, tendered, accepted, filed or recorded for the security or protection of, by or for any person or persons, corporation, body, office, interest, municipality or other association or organization whatsoever, in any and all capacities whatsoever, conditioned for the doing or not doing of anything or any conditions which may be provided for in any such bond, recognizance, obligation, stipulation, or undertaking, or anything in the nature of either of the same.

I, F. J. Wilcox, an Assistant Secretary of the UNITED STATES FIDELITY AND GUARANTY COMPANY, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney given by said Company to Lawrence F. Trausch, William R. Madden, Roland G. Miller and Brice R. Miller

of Chicago, Illinois, authorizing and empowering them to sign bonds as therein set forth, which power of attorney has never been revoked and is still in full force and effect.

And I do further certify that said Power of Attorney was given in pursuance of a resolution adopted at a regular meeting of the Board of Directors of said Company, duly called and held at the office of the Company in the City of Baltimore, on the 25th day of November, 1981, at which meeting a quorum of the Board of Directors was present, and that the foregoing is a true and correct copy of said resolution, and the whole thereof as recorded in the minutes of said meeting.

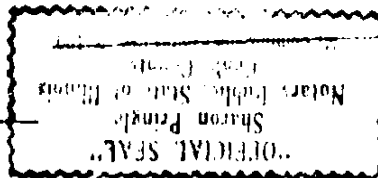
In Testimony Whereof, I have hereunto set my hand and the seal of the UNITED STATES FIDELITY AND GUARANTY COMPANY on

(Date)

12-5-90

*F. J. Wilcox*

Assistant Secretary



Notary Public

Given under my hand and seal this 5th day of December, 1990

Before me, a Notary Public, personally came LAWRENCE F. TRAUSCH and the corporate seal of said United States Fidelity and Guaranty Company, which executed the attached bond as surety, who deposed and said that his signature and authority of said Company's Board of Directors, and that the execution of the attached bond is the true act and deed of United States Fidelity and Guaranty Company.

ATTORNEY-IN-FACT AFFIDAVIT

STATE OR COMMONWEALTH OF ILLINOIS  
COUNTY OR CITY OF COOK

My Commission Expires JAN 27 1987 (1-2-87)

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FD-71  
Revised December 1989  
NON PROBATE



## CAROL MOSELEY BRAUN

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

*How not subject to claim of estate of deceased*  
*Bond Attached*

Application of

MARY STEJSKAL, HEIR OF MICHAEL RUBINO,

DECEASED

L.P. 11651

for transfer of land under Chap. 30  
Par. 114, 115, (I.E.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:

(Legal description attached hereto)

ADDRESS: 2304 Holiday Court  
Unit 403  
Lansing, Illinois

P.I.N.

is duly registered in the office of the Registrar of Titles in and for Cook County, Illinois, in the name of ~~the~~ MICHAEL RUBINO,

DIVORCED AND NOT REMARRIED

which title is subject to liens and encumbrances as shown on Certificate of Title # 1269117, 2543-1 and Page 59

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NON-PROBATE

## REGISTRAR'S FINDING - PAGE ?

The Registrar further finds that Michael Rubino died,  
on or about the 6th day May A.D. 1990 .  
That died on A.D. ,  
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 , 19 .

That said decedent devised the property herein pursuant to the afore-  
said Last Will and testament to

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 FIFTY THOUSAND AND  
NO/100----- (\$50,000.00)  
for the purpose of these Findings.

That said decedent left him/~~her~~ surviving as the only heir (s) at  
law and next of kin, Mary Stejskal, her daughter  
David Rubino, her son

all of whom are of legal age except, none.

That David Rubino and Linda Rubino his wife and Mary Stejskal and James  
Stejskal have executed and delivered their Warranty Deed (1) to Fred  
Walsh a widower and not since remarried.

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REGISTRAR'S FINDING - PAGE 3

The Registrar further finds that the title to these premises are vested in the heir(s) at law, Fred Walsh, a widower and not since remarried upon registration of aforesaid Warranty Deed (1)

free and clear of all liens and encumbrances, except uncanceled memorials appearing on the outstanding Certificate No. 1269117, subject to costs, claims, Federal Estate Tax in the Estate of Michael Rubino, deceased, until May 6, 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 surrender of the Owner's Duplicate Certificate of Title No. \_\_\_\_\_, the Registrar of Titles of Cook County, Illinois, will cancel the same and issue a Certificate of Title to Fred Walsh, a widower and not since remarried upon registration of the aforesaid Warranty Deed (1)

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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 *Fred Klinsky*  
Fred Klinsky  
Examiner of Titles

Date: December 20, 1990  
vgi

Property of Cook County Clerk's Office

	<u>COSTS</u>
Dec'd 11	13.00
REGISTRAR'S FINDING	\$13.00
NEW CERTIFICATE	20.00
TAX SEARCH	11.00
FEDERAL LIEN SEARCH	11.00
INDEMNITY FUND	100.00
TOTAL	\$169.00

*Fred Klinsky*  
EXAMINER

12/20/90  
DATE

393-1551

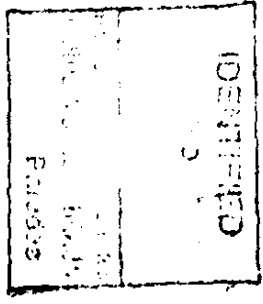
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Property of Cook County Clerk's Office

APPROVED

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