



CAROL MOSELEY BRAUN

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

APPLICATION OF:)

SYLVIA LYNN, INDEPENDENT)

EXECUTOR OF THE ESTATE OF)

L. R. NO. 22815

MARY KOWALSKI, DECEASED)

)
for transfer of land under
Chapter 30, para 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 COMPLETE LEGAL DESCRIPTION ATTACHED

PROPERTY ADDRESS: 12039 S. Laflin
Chicago, II

PINS: 25-29-104-020 and 25-29-104-021

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

MARY KOWALSKI (Married to ZIGMUND MICHAL KOWALSKI),
which title is subject to liens and encumbrances as shown on

Certificate of Title No. 810544, Vol. 1626, Page 273.

UNOFFICIAL COPY

CERTIFICATE OF TITLE

273

APPLICATION NO. 22216
 DOCUMENT NO. 1507098-F
 COMPARED: 11-11 AUG 7 1959
 S. & D. WRITTEN: DA

No. 810544

REGISTRAR'S OFFICE, COOK COUNTY, ILLINOIS

Transferred from NO. 642867

STATE OF ILLINOIS, }
 COOK COUNTY } SS

DATE OF FIRST REGISTRATION: October Twenty Sixth (26th) 1936
 BY: Edmund W. Zucharski

IN AND FOR SAID COUNTY, IN THE STATE (PERSONS DO HEREBY CERTIFY THAT) Mary Kowal #1

OF THE City of Chicago COUNTY OF Cook AND STATE OF Illinois
 AND Zigmund Michal Kowal #1 HUSBAND OF SAID Mary Kowal #1 IS THE OWNER OF AN ESTATE IN THE SIMPLE IN THE
 FOLLOWING DESCRIBED LAND, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, TO-WIT:

- Lot Twenty -----(20)
- Lot Twenty One-----(21)
- Lot Twenty Two-----(22)

In Block Seven (7) in William R. Kerr's Subdivision of the North half (1/2) of the West half (1/2) of the Northwest Quarter (1/4) of Section 29, Town 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

1008818

SECTION _____ TOWNSHIP _____ NORTH RANGE _____ PART OF THE THIRD PRINCIPAL MERIDIAN

SUBJECT TO THE ESTATES, EASEMENTS, ENCUMBRANCES AND CHARGES HEREUNDER NOTED.

WITNESS MY HAND AND OFFICIAL SEAL THIS Seventh (7th) DAY OF July 1959

MEMORIALS

OF ESTATES, EASEMENTS, ENCUMBRANCES AND CHARGES ON THE LAND

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF REGISTRATION		SIGNATURE OF REGISTRAR
				Mo	Da	
3976-59	General Taxes	forfeited for the year 1958				<i>Edmund W. Zucharski</i>
	General Taxes	for the year 1958				<i>Edmund W. Zucharski</i>
	Subject to	general taxes levied in the year 1959				<i>Edmund W. Zucharski</i>
	Special Assmt	Doc No 53148 for Curbing Paving Grading 12th & other streets levied on Lots 20-21-22- in Blk 7 for \$112.50 each lot, confirmed May 5, 1958 payable in 5 annual installments.				<i>Edmund W. Zucharski</i>
	Liquor restrictions	contained in Deed dated Jan 28, 1918 and recorded Dec 9, 1918 in Book 15187, Page 251 as Doc. No 6431832, in Deed dated July 14, 1918 and recorded Nov 1, 1918 in Book 14153 Page 450, and also in Deed dated Jan 28, 1918 and recorded April 4, 1918 in Book 14723, Page 297, as Doc. No 6297979.				<i>Edmund W. Zucharski</i>
In Dup	Mortgage	Mary Kowalski (Formerly Mary Stieglitz a Widow and now re-married to Zigmund Kowalski her husband to West Pullman Savings and Loan Association a corporation	to secure their note in the amount of \$6,000.00, payable as therein stated. For particulars see Document.	June 30, 1958	July 7, 1958 8:03 AM	<i>Edmund W. Zucharski</i>
1871781	Mortgagee's Duplicate	CANCELLED 350115 Issued 7-7-58 on Mortgage 1871781				<i>Edmund W. Zucharski</i>
		<u>Release 259035-10-19-71</u>				
3975/71	General Taxes	for the year 1970				<i>Edmund W. Zucharski</i>
2590235	Subject to	General Taxes levied in the year 1971.				<i>Edmund W. Zucharski</i>
In Duplicate	Release Deed	in favor of Mary Kowalski (Formerly Mary Stieglitz), et al				<i>Edmund W. Zucharski</i>
2590235	Releases	Document Number 1871781.				<i>Edmund W. Zucharski</i>
			Oct. 29, 1971	2:05 PM		<i>Edmund W. Zucharski</i>

REGISTRAR'S FINDING - PAGE 2

The Registrar further finds that MARY KOWALSKI
died, on or about the 23RD day of FEBRUARY A. D. 1990,

~~XX~~
~~XX~~
That the decedent died
(~~XXXXXXX~~) (testate).

That an Estate for said decedent filed as Case No. 90 P 7338,
Doc. No. 974 Page 307 has been opened in the Circuit Court
of Cook County, Illinois and is now pending/~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
That under the terms of the Last Will and Testament, as admitted
to record in this proceedings, said decedent devised the premises
herein to: Sylvia Ann Lynn (daughter), Zygmunt Kowalski, (son) and
Michael Kowalski with right of first refusal to Zygmunt Kowalski,
the Grantee.

That said decedent is survived by ~~his~~/her only heir(s) at law and
next of kin, the following, as shown by an Order of Heirship
attached, entered AUGUST 13, 1990 in the proceedings.
Sylvia A. Lynn, Independent Executor of the Will of Mary Kowalski,
deceased, in the exercise of her power of sale, has executed and de-
livered her Executor's Deed to Zygmunt Kowalski and Michelle Kowalski
(married to each other) in joint tenancy for a *(see below)
The Registrar finds that the title to the premises aforesaid will
be vested in: Zygmunt Kowalski and Michelle Kowalski (married to each
other) in joint tenancy, upon registration of said executor's deed,

4008548

based upon the facts setforth above; free and clear of all liens
and encumbrances except uncanceled memorials appearing on the
outstanding Certificate No. 810544 Vol. 1626 Page 273,
and any unpaid taxes and assessments that have become liens on the
premises as provided by CH. 30 Par. 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

Number 810544, the Registrar of Titles of Cook County, Illinois
will cancel the same and issue a Certificate of Title to

Zygmunt Kowalski and Michelle Kowalski, (married to each other),
in joint tenancy, upon registration of said Executor's Deed; sub-
ject to cost and claims of the Estate of Mary Kowalski, 90 P 7338**

*consideration of THIRTY FIVE THOUSAND AND NO/100 DOLLARS,
(\$35,000.00).

**Docket 974, Page 307, during its pendency in the Probate Ct
of Cook County, Illinois.

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ORDER DECLARING HEIRSHIP

0 4 0 0 3 5 (Rev. 6-83) CCP-305

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

Estate of

MARY KOWALSKI

Deceased

No.

90P07338

Docket

974

Page

307

ORDER DECLARING HEIRSHIP

After considering evidence concerning heirship, the court declares that the following are the only heirs of the decedent:

Sylvia Ann Lynn, Daughter
Zygmunt Kowalski, Son
Michael Kowalski, Son

CIRCUIT COURT PROBATE DIV.
ENTERED
AUG 13 1990
19
ENTER: JUDGE FRANK M. SIRAGUSA
Judge Judges's No.

4008338

Atty Name Dennis G. Kral

Firm Name Dennis G. Kral

Atty for Petitioner Dennis G. Kral

Address 14401 Chicago Road

City & Zip Dolton, IL 60419

Telephone (708) 849-7200

Atty No. 23168

AURELIA PUCINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

REGISTRAR'S FINDING - PAGE 3

RE: MARY KOWALSKI

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

CAROL MOSELEY BRAUN
Registrar of Titles

By Edward Cordova
Edward Cordova
Examiner of Titles

Date: October 31, 1991
cd

COST

REGISTRAR'S FINDING	\$ 13.00
NEW CERTIFICATE	20.00
TAX SEARCH	11.00
FEDERAL LIEN SEARCH	11.00
INDEMNITY FUND	70.00
DEED (S)	13.00

TOTAL \$ 138.00

Edward Cordova
EXAMINER

OCTOBER 31, 1991
DATE

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

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NOV -5 PM 2:40
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

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IDENTIFIED No.	Registrar of Titles CAROL MOSELEY BRAUN C. J. SUKALO
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UTAT
75-27-193