



CAROL MOSELEY BRAUN

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

APPLICATION OF:)

FRANK R. MADSEN, INDEPENDENT)

EXECUTOR OF THE ESTATE OF)

L. R. NO. 16567

EVA B. MADSEN (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 LEGAL DESCRIPTION ATTACHED HERETO

Property Address: 9 North Waverly Place
Mount Prospect, Illinois 60056
P.I.N.: 03-33-417-005

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 M. John Madsen and Eva B. Madsen (married to each other) in Joint Tenancy

which title is subject to liens and encumbrances as shown on

Certificate of Title No. 933412, Vol. 1872, Page 207.

4015093

REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, COOK COUNTY, ILLINOIS

This TWENTY-SEVENTH (27TH) day of DECEMBER 1963

Witness My hand and Great Seal

Subject to the Easements, Encumbrances and Charges noted on the following instruments page of this Certificate

In Block Six (6), in CENTRAL WOOD, being a subdivision of the following described Land: Beginning at the Southeast corner of the West Half (1/2) of the Southeast Quarter (1/4) of Section 22, Town 42 North, Range 12, East of the Third Principal Meridian, thence West along South line of said Section 22, a distance of 14.82 chains, 878.12 feet; thence North along a line parallel to the East line of the West Half (1/2) of the Southeast Quarter (1/4) of said Section 22, to the Southerly line of the Right-of-Way of the Chicago & Northwestern Railway Co.; thence Southeasterly along the said Right-of-Way line to the East line of West Half (1/2) of Southeast Quarter (1/4) of said Section 22, thence South along East mentioned line to the place of beginning.



land situated in the County of Cook and State of Illinois ARE the owners of an estate in fee simple in the following described

of the CITY OF CHICAGO County of COOK and State of ILLINOIS

M. JOHN MADSEN AND EVA B. MADSEN (Married to each other) NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY

and for said County, in the State aforesaid, do hereby certify that J. Sidney H. (Jesse) Register of Deeds in Cook County

MAY TWENTY-THIRD (23RD), 1963 TRANSFERRED FROM CERTIFICATE NO. 878703



VOLUME 1872 PAGE 807 CERTIFICATE NO. 883412 OWNER M. JOHN MADSEN, ET. UX.

APPLICATION NO. 18887 DOCUMENT NO. 2127081 - F FEB 5 1964

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REGISTRAR'S FINDING - PAGE 2

The Registrar further finds that Eva Belle Madsen
died, on or about the 2nd day of May A. D. 1991,
that M. John Madsen died on October 12, A. D. 1977,
predeceasing the aforesaid decedent. That the decedent died
(XXXXXXXXXX (testate).

That an Estate for said decedent filed as Case No. 91 P 4792,

Doc. No. 982 Page 288 has been opened in the Circuit Court
of Cook County, Illinois and is now pending/~~XXXXXXXXXXXXXXXXXXXX~~

That under the terms of the Last Will and Testament, as admitted
to record in this proceedings, said decedent devised the premises
herein to: Her children, as Follows: (1) One-half ($\frac{1}{2}$) to her son
Frank R. Madsen; (2) One-half ($\frac{1}{2}$) to her daughter, Karen Ruth
Hixson. Frank R. Madsen has been appointed Independent Executor
of Eva B. Madsen's Estate. Pursuant to his Power of Sale, Frank**

That said decedent is survived by~~XXXX~~her only heir(s) at law and
next of kin, the following, as shown by an Order of Heirship
attached, entered May 17, 1991 in the proceedings.

** R. Madsen has executed an Independent Executor's Deed conveying
said premises to Thomas Gerard Conroy(a man never married) for the
consideration of \$131,500.00.

The Registrar finds that the title to the premises aforesaid will
be vested in:

Thomas Gerard Conroy(a man never married) upon registration

of the aforementioned Deed,

based upon the facts setforth above; free and clear of all liens
and encumbrances except uncanceled memorials appearing on the
outstanding Certificate No. 933412 Vol. 1872 Page 207,
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 933412, the Registrar of Titles of Cook County, Illinois
will cancel the same and issue a Certificate of Title to

Thomas Gerard Conroy(a man never married),

40-5393

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

Estate of

Eva B. Madsen

Deceased

No.

Docket

Page

911-1000-1000

982

288

ORDER DECLARING HEIRSHIP

After considering evidence concerning heirship, the court declares that the following are the only heirs of Eva B. Madsen deceased:

Frank R. Madsen, a son
Laurel Hixson Boros, a daughter of Karen Ruth Hixson, who was
a daughter of Eva B. Madsen and who predeceased her

FILED

MAY 17 1991

AURELIA RUCINSKI
CLERK OF THE CIRCUIT COURT

5-17-91

ENTER

Jeffrey A. Malak
Judge

Judge's No.

0215

Name Krause & Krause

Attorney for Petitioner

Address 200 E. Evergreen Ave.

City Mt. Prospect, IL 60056

Telephone 708/255-3080

Atty Code No. 71028

ENTER

MAY 17 1991

JEFFREY A. MALAK

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

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FORM 71
PROBATE
REVISED 1/91

REGISTRAR'S FINDING - PAGE 3

RE: Eva B. Madsen

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

CAROL MOSELEY BRAUN
Registrar of Titles

By Irene M. Lyons
Irene M. Lyons
Examiner of Titles

Date: November 25, 1991
ard

COST

REGISTRAR'S FINDING	\$ 13.00
NEW CERTIFICATE	20.00
TAX SEARCH	11.00
FEDERAL LIEN SEARCH	11.00
INDEMNITY FUND	263.00
DEED (S)	13.00

TOTAL \$ 331.00

Irene M. Lyons
EXAMINER

November 25, 1991
DATE

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Property of Cook County Clerk's Office

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1991 DEC -2 AM 11:08
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

IDENTIFIED No.	Registrar of Titles Office CAROL MOSELEY BRAUN M.A.T.C. JAHNKE
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MPD AMERICA TITLE COMPANY
53 NORTH DEARBORN STREET
CHICAGO ILLINOIS 60602

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