

UNOFFICIAL COPY

0020373085

2002-04-02 11:30:00

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Cook County Recorder 25.50

First American Title

Order # FP19650

INDEPENDENT-ADMINISTRATOR'S DEED



0020373085

The Grantor, GERRY ANN MILES, as Independent Administrator of the Estate of LESTER F. RICCHIO, Deceased, by virtue of Letters of Administration issued to GERRY ANN MILES by the Probate Court of Cook County, State of Illinois, and in the exercise of the power of sale granted to her in and by Illinois Revised Statutes, Chapter 110 1/2, Paragraph 28-8(i) and in pursuance of every other power and authority her enabling, and in consideration of the sum of ONE HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$195,000.00), receipt of which is hereby acknowledged, does hereby alien, remise release and convey unto TADEUSZ PLEWA and ANNA PLEWA, husband and wife, of 5025 South Kilbourn, Chicago, Illinois 60632, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

The Easterly 100 feet of the West 202 feet (as measured along the South line thereof) of that part lying South of the present (May 28, 1954) South line of Archer Avenue of the Southwest 1/4 of Section 27, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of said Section 27; thence East along the South line of said Section a distance of 870.25 feet to a point; thence Northerly along a line forming an angle of 90 degrees 5 minutes with the last described course for a distance of 1,086.02 feet to a point; thence Southwesterly along a line forming an angle of 48 degrees 22 minutes with the last described course for a distance of 31.51 feet to a point; thence Southwesterly along a circular curve convex to the Southeast, tangent to the last described course, and having a radius of 10,111.06 feet for a distance of 727.05 feet to a point; thence continuing Southwesterly along a course tangent to the last described circular curve for a distance of 287.22 feet to a point; thence South along the West line of said Section 27; Township 37 North, Range 11, East of the Third Principal Meridian, forming an angle of 127 degrees 25 minutes with the last described course for a distance of 387.55 feet more or less to the point of beginning, in Cook County, Illinois.

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Permanent Index No. 22-27-302-024

Address of Property: 12683 Archer Avenue, Lemont, Illinois 60439

Dated: 3/27/02

Gerry Ann Miles
Gerry Ann Miles, Independent Administrator
of The Estate of Lester F. Ricchio

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERRY ANN MILES, Independent Administrator of THE ESTATE OF LESTER F. RICCHIO is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Independent Administrator for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27th day of March, 2002



"OFFICIAL SEAL"
Carolyn K. Gaida
Notary Public, State of Illinois
My Commission Expires 9/1/2004

Carolyn K. Gaida
Notary Public

Mail Deed to:
Joseph W. Rogul
4635 West 63rd Street
Chicago, Illinois 60629

Send subsequent tax bills to:
Tadeusz and Anna Plewa
12683 Archer Avenue
Lemont, Illinois 60439

This Instrument Prepared By:
Antonopoulos & Virtel, P.C.
15419 127th Street, Suite 100
Lemont, Illinois 60439

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Property of Cook County Clerk's Office

028327

REAL ESTATE REVENUE STAND A.P. 108817



COOK COUNTY TRANSACTION TAX \$97.50

044719



STATE OF ILLINOIS DEPT. OF REVENUE REAL ESTATE TRANSFER TAX \$195.00

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MARY ANN STUKEL
WILL COUNTY RECORDER
AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF WILL)SS

20373085

Lee T. VirTEL, Seller's agent, being duly sworn on oath, states that affiant resides at 15419 127th Street, Lemont, IL 60439. That the attached deed is not in violation of Section 1 of the Plat Act [765 ILCS 205/1] for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 2.5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 2.5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 27 day of March, 2002

Heidi A. Venkus
Notary Public

Lee T. VirTEL
AFFIANT

