

UNOFFICIAL COPY

0020646762

4/31/0069 05 001 Page 1 of 4
2002-06-10 10:34:43
Cook County Recorder 27.50



0020646762

4294072(1/3) **GIT**
ADMINISTRATOR'S DEED

THIS INDENTURE, made this 28th day of May, 2002, between ELISABETH RICKERT, 657 White Pine Road, Buffalo Grove, Illinois, 60089, as Administrator of the Estate of Karin Thea Rickert, deceased, late of the City of Palatine, in the County of Cook, and State of Illinois, and Grantor, and Lisa A. Gianfrancisco, Grantee, a single woman, never married, of the City of Park Ridge, County of Cook, and State of Illinois,

WITNESSETH,

WHEREAS, KARIN THEA RICKERT departed this life intestate on the 9th day of January, 2002; and

WHEREAS, on the 6th day of March, 2002 Letters of Administration issued out of the Probate Division of the Circuit Court of Cook County, Illinois, to said grantor, which said Letters are still in full force and effect;

NOW, THEREFORE, the said administrator, by virtue of the power and authority given in and by said Letters of Administration, and of each and every other power and authority to her hereunto enabling, and for and in consideration of the sum of ~~*TEN DOLLARS (\$10.00)~~ and other good and valuable considerations to her in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby GIVE, REMISE, GRANT and CONVEY unto the said Grantee her heirs and assigns, forever, all that tract or parcel of land, lying and being in the County of Cook and State of Illinois described as follows, to wit:

UNIT 1701-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KINGSBROOKE OF PALATINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25234962, AS AMENDED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

*ONE HUNDRED THIRTY-SIX THOUSAND DOLLARS (\$136,000.00)

SUBJEC TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements theretofore

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completed; (i) general taxes for the year 2001 and subsequent years; (j) installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

Permanent Index No: 02-01-100-015-1028


Address of Property: 931 Tower Court, Unit 1701-4, Palatine, Illinois 60074

Elisabeth Rickert

ELISABETH RICKERT, not individually, but
as Independent Administrator of the
Estate of Karin Thea Rickert

STATE TAX

STATE OF ILLINOIS



JUN.-6.02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002557

REAL ESTATE TRANSFER TAX
00136.00
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN.-6.02

REVENUE STAMP

000000268

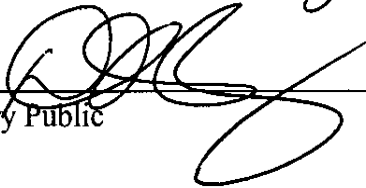
REAL ESTATE TRANSFER TAX
00068.00
FP 103017

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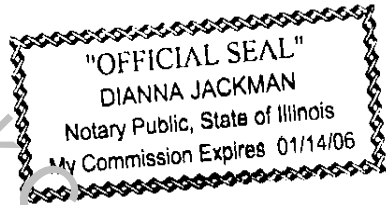
STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Elisabeth Rickert, Independent Administrator of the Estate of Karin Thea Rickert, deceased, who is personally known to me to be the same person whose name is subscribed to the above document, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28th day of May, A.D., 2002.



Notary Public



Future Taxes to Grantee's Address:
Lisa A. Gianfrancisco
931 Tower Court, Unit 1701-4
Palatine, Illinois 60074

This Instrument was prepared by:
Donald G. Olsen
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.
180 North LaSalle Street, #2401
Chicago, Illinois 60601
(312) 782-1850

Return to:
Lisa A. Gianfrancisco
931 Tower Court, Unit 1701-4
Palatine, Illinois 60074

Property of Cook County Clerk's Office

LEGAL DESCRIPTION

UNIT 1701-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KINGSBROOKE OF PALATINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25234962, AS AMENDED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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