

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/12/2003 12:24 PM Pg: 1 of 3

## EXECUTOR'S DEED

7-9 53.933 J 10/2  
MAIL TO: 23088 423

Raymond D. Krysh, Esq.  
1420 Renaissance Drive  
Suite 208  
Park Ridge, IL 60068

### SEND TAX BILLS TO:

John Hoagland  
George Kougias  
10729 W. Grand Avenue  
Melrose Park, IL 60164

The GRANTOR, Margaret Ricci, a/k/a Marge Ricci, Executor of the Estate of Helen E. Frank, Deceased, by virtue of letters testamentary issued to her by the Circuit Court of Cook County, Illinois, and in exercise of the power of sale granted to her in and by said letters, and in pursuance of every other power and authority granted to her by applicable law, and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby CONVEYS AND QUIT CLAIMS unto JOHN HOAGLAND and GEORGE KOUGIAS, GRANTEES, of 9913 Eastwood Court, Schiller Park, Illinois, 60176, NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE EAST 120 FEET (EXCEPT THE NORTH 50 FEET AND EXCEPT THAT PART FALLING IN GRAND AVENUE) OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF GRAND AVENUE (EXCEPT THE SOUTH 200.0 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Subject only to: general taxes for 2002 and subsequent years; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchasers' mortgage or trust deed, if any; and acts done or suffered by or through the Purchasers.

Permanent Real Estate Index Number: 12-29-204-052-0000  
Address of Real Estate: 10729 W. Grand Avenue  
Melrose Park, Illinois 60164

Dated this 27 day of June, 2003.

## BOX 333-CT

*Margaret Ricci* (SEAL)  
Margaret Ricci, a/k/a Marge  
Ricci, Executor of the Estate  
of Helen E. Frank, Deceased



# UNOFFICIAL COPY

State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that Margaret Ricci, a/k/a Marge Ricci, Executor of the Estate of Helen E. Frank, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such executor, for the uses and purposes therein set forth.

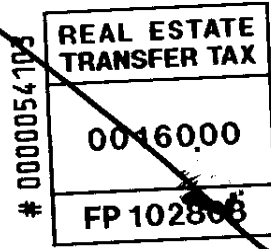
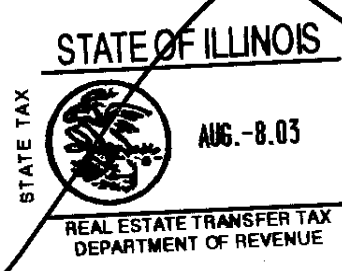
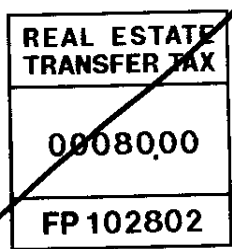
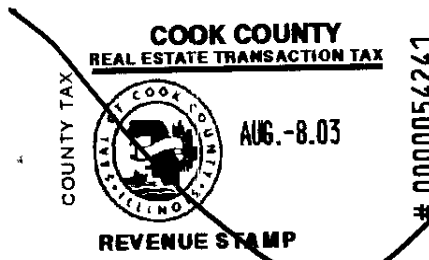
GIVEN under my hand and notarial seal, this 27<sup>th</sup> day of June, 2003.



*Leila T. Francis*  
NOTARY PUBLIC  
Commission expires: 10/10/06

This instrument was prepared by:

Joseph S. Capitani  
Madden, Jiganti, Moore & Sinars  
190 South LaSalle Street  
Suite 1700  
Chicago, IL 60603  
(312) 346-4101



# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Margaret Ricci, a/k/a Marge Ricci,  
Executor of the Estate of Helen E. Frank, deceased \_\_\_\_\_, being duly sworn on oath, states that

she resides at 4001 N. Priarie, Schiller Park, Illinois 60176. That the  
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Margaret Ricci  
 Margaret Ricci a/k/a Marge Ricci, Executor  
 of the Estate of Helen E. Frank, deceased

SUBSCRIBED and SWORN to before me

this 27<sup>th</sup> day of June, 2003.

Leila T. Francis  
 Notary Public

