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First American Title Insurance Company



Doc#: 0405614040
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/25/2004 08:51 AM Pg: 1 of 2

EXECUTOR'S DEED
Individual

2c

PROPERTY OF COOK COUNTY CLERK'S OFFICE
FIRST AMERICAN TITLE order # 610251
1002

E. Kenneth Friker, Executor of the Estate of Nancy Watkins, deceased, ("Executor"), as Grantor, and Terry A. Cunningham as Grantee, 3756 N. Lawndale Unit 1, Chicago, IL 60618

WHEREAS Nancy Watkins ("Decedent") resided in the City of Chicago, County of Cook, IL and died on 02/10/2001, leaving a will, appointing E. Kenneth Friker as Executor and that thereafter proceedings were instituted in the Circuit Court of Cook County of County, IL, as Case No. 01P1500 Doclet Page, to probate the estate of said Decedent and on 02/19/1991, Grantor was duly appointed and qualified as the Executor of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

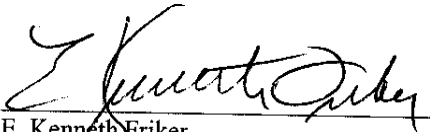
NOW THEREFORE, in consideration of the sum of One Hundred Ninety Five Thousand and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Executor of the said estate does hereby grant, sell and convey to Terry A. Cunningham to have and to hold forever all of the Executor's right, title and interest, as Executor in and to the following described real estate:

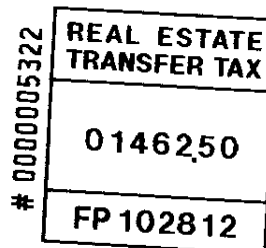
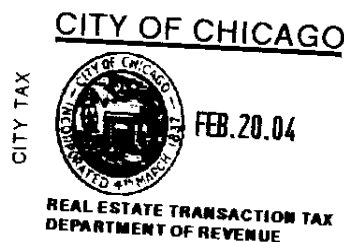
Unit 3756-1, together with its undivided percentage interest in the common elements, in the 3754-56 North Lawndale Condominium, as delineated and defined in the Declaration recorded as document 0317731051 as amended from time to time, in Section 23, Township 40 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: (1) Real estate taxes for the year 2003 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; and (3) all applicable zoning laws and ordinances.

Permanent Real Estate Index Number(s): 13-23-121-017-0000
Address(es) of Real Estate: 3756 N. Lawndale Unit 1, Chicago, IL 60618

IN WITNESS WHEREOF, the said Grantor, E. Kenneth Friker as Executor of the said estate has hereunto set his/her hand and seal on this 29th day of December, 2003.

 (SEAL)
E. Kenneth Friker
as Independent Executor
of the estate of Nancy Watkins



Executor's Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, CYNTHIA M. YATES a Notary Public, do hereby certify that E. Kenneth Friker as Executor of the Estate of Nancy Watkins, 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 he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 29th day of Dec., 2003



Cynthia M. Yates
(Notary Public)

Prepared by:

Thomas C. McGowen
McGowen & McGowen, P.C.
Suite 101
1751 S. Naperville Rd., Ste. 101
Wheaton, IL 60187

~~REMOVED~~
Mail To: STEVEN A. GROSSMAN
318 W. ADAMS #1200
CHICAGO, IL 60606

Mail To
Name and Address of Taxpayer: Terry A. Cunningham
3756 N. Lawdale Unit 1
Chicago, IL 60618

