

UNOFFICIAL COPY



Doc#: 0421535141  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/02/2004 11:07 AM Pg: 1 of 4

OF

**INDEPENDENT EXECUTOR'S DEED**

8209496 of P

Aldona Lu Bien, as independent executor of the Estate of Mildred Palermo, deceased, ("Independent Executor"), of LaGrange, Illinois, as Grantor, and Carl Uthe and Fawn Builders & Developers, Ltd., as           TENANTS IN COMMON          , and as Grantees, and;

WHEREAS, Mildred Palermo ("Decedent") resided in the Village of Palos Heights, County of Cook, Illinois, and died on March 7, 2004, and that thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, as Case No. 2004 P 002261, to probate the estate of said Decedent, and on April 13, 2004, Grantor was duly appointed and qualified as the independent executor of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect; and

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NOW THEREFORE, in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$175,000.00), the receipt of which is hereby acknowledged, the independent executor of the said estate does hereby grant, sell and convey to have and to hold forever all of the Independent Executor's right, title and interest, as independent executor in and to the following described real estate:

Lot 8 in Block 44 in Robert Bartlett's Homestead Development No. 6 Being a Subdivision of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 30, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

subject to: a) general real estate taxes not due and payable at the time of closing; b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises; d) public and utility easements which serve the premises; e) public roads and highways, if any; and f) party wall rights and agreements, if any.

**BOX 333-CT**

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Property of Cook County Clerk's Office

COOK COUNTY  
 REAL ESTATE TRANSFER TAX  
 JUL 28 04  
 STAMP  
 JUL 28 04  
 8750

COOK COUNTY  
 CLERK'S OFFICE  
 328337  
 JUL 28 04  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 STATE OF ILLINOIS  
 175.00

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together with tenements, hereditaments and appurtenances thereunto belonging or in any wise pertaining, subject to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 24-30-119-008-0000  
Address of Real Estate: 12122 70<sup>th</sup> Court, Palos Heights, IL 60463

The execution of this deed by the above referenced independent executor is intended not as personal undertaking and agreement by the independent executor with the intention of binding said independent executor personally, but is made and intended for the purpose of binding only the property to be conveyed herein which is an asset or assets of the estate of Mildred Palermo deceased, and this deed is executed and delivered by the independent executor, not in her own right, but solely in the exercise of the powers conferred upon her as the independent executor of the estate of Mildred Palermo, deceased and no personal liability is assumed by nor shall at any time be ascertainable or enforceable against the independent executor on account of this independent executor's deed or on account of any representation, covenant, undertaking or agreement of the said independent executor in this deed contained, either expressed or implied, and all such personal liability, if any, is hereby expressly waived by the grantees herein and by all persons claiming by, through or under said grantees. Recourse, if any, shall be permitted only against the property conveyed.

IN WITNESS WHEREOF, the said Grantor Aldona Lu Bien, as independent executor of the said estate has hereunto set her hand and seal on this 28<sup>th</sup> day of June, 2004.

Aldona Lu Bien

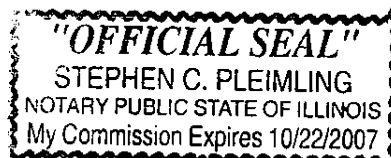
Aldona Lu Bien, as independent executor for  
the estate of Mildred Palermo

STATE OF ILLINOIS  
COUNTY OF COOK

I, Stephen C. Pleimling a Notary Public, do hereby certify that Aldona Lu Bien, independent executor of the Estate of Mildred Palermo, 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 28<sup>th</sup> day of June, 2004.

Stephen C. Pleimling (Notary Public)



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EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 31 - 45, REAL  
ESTATE TRANSFER TAX LAW

DATE:

June 28, 2004

Aldona Lubien  
Signature of Buyer, Seller or Representative

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Prepared By: Gerald L. Schenk, Esquire  
Schenk, Alms, Brookman & Tepper, Ltd.  
311 South Wacker Drive, Suite 5125  
Chicago, Illinois 60606-6622

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After Recording, Mail To:

Scott Sender, Esquire  
15601 S. Cicero Avenue, Suite 101  
Oak Forest, IL 60452

Name & Address of Taxpayer:

FBO, LTD.  
15701 S. CICERO #101  
OAK FOREST IL 60452