



Doc#: 0423929140  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/28/2004 12:31 PM Pg: 1 of 3

Ref 2

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G# 8209497

**INDEPENDENT EXECUTOR'S DEED**

Aldona Lu Bien, as independent executor of the Estate of Mildred Palermo, deceased, ("Independent Executor"), of LaGrange, Illinois, as Grantor, and Joseph S. Estka, \_\_\_\_\_ as Grantee, 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

NOW THEREFORE, in consideration of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$155,000.00), 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 12 IN THE RESUBDIVISION OF BLOCK 7 OF SCOVILLE, WALKER AND MCELWEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 1, TOWNSHIP 38 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.

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): 19-01-116-032-0000  
Address of Real Estate: 3116 W. 42<sup>nd</sup> Street, Chicago, IL

Box 400-CTCC

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# UNOFFICIAL COPY

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 23<sup>RD</sup> day of AUGUST, 2004.

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

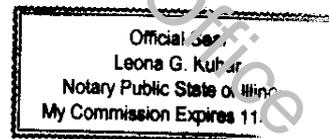
STATE OF ILLINOIS  
COUNTY OF COOK

I, LEONA G. KUHAN 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 23 day of August, 2004.

Leona G. Kahan (Notary Public)

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



After Recording, Mail To:

ANDREW LIGAS  
5097 So. ARCHER #200  
CHICAGO, IL 60632

Name & Address of Taxpayer:

Joseph S. Estka  
5409 S. Mulligan  
Chicago, IL 60638

# UNOFFICIAL COPY

Property of Cook County Clerks Office

**STATE OF ILLINOIS**

STATE TAX



AUG. 25. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001047

REAL ESTATE TRANSFER TAX
00155.00
FP 103024

**COOK COUNTY  
REAL ESTATE TRANSACTION TAX**

COUNTY TAX



AUG. 25. 04

REVENUE STAMP

# 0000001067

REAL ESTATE TRANSFER TAX
00077.50
FP 103022

**CITY OF CHICAGO**

CITY TAX



AUG. 25. 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000651

REAL ESTATE TRANSFER TAX
01162.50
FP 103023