

UNOFFICIAL COPY



EXECUTOR'S DEED
(ILLINOIS)

Doc#: 0435135068
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/16/2004 08:28 AM Pg: 1 of 3

After recording, mail to:

Leonard Malkin
Mandel, Lipton and Stevenson, Ltd.
203 North LaSalle St., #2210
Chicago, Illinois 60601

1063

DUNNISON

LND

CTIC # SA2213421

Edmond Lee Lucas, Independent Executor of the Estate of Roger D. Graham, deceased, ("Independent Executor"), as Grantor, and Irina Popova as Grantee(s),

WHEREAS, Roger D. Graham ("Decedent") resided in the City of Chicago, County of Cook, Illinois and died on February 8, 2003, leaving a Will appointing Edmond Lee Lucas as Executor and that thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, as Case No. 2003 Docket 009727, to probate the estate of said Decedent and on January 6, 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 \$168,000.00, the receipt of which is hereby acknowledged, the Independent Executor of the said estate does hereby grant, sell and convey to Irina Popova, as Grantee, to have and to hold forever all of the undersigned's right, title and interest, as Independent Executor in and to the following described real estate:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2003 and subsequent years. Terms, provisions, covenants, conditions and options contained in an rights and easements established by the declaration of condominium ownership recorded October 3, 1969 as Document 20977236. Limitations and conditions imposed by the 'Condominium Property Act.'

Permanent Real Estate Index Number(s): 13-15-418-029-1017

Address(es) of Real Estate: 4125 North Keystone, #405, Chicago, Illinois 60641

IN WITNESS WHEREOF, the said Grantor, Edmond Lee Lucas as Independent Executor of the said estate has hereunto set his hand and seal on this 2ND day of DECEMBER, 2004.

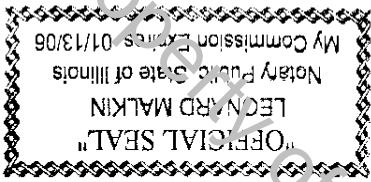
Edmond Lee Lucas
EDMOND LEE LUCAS, as INDEPENDENT EXECUTOR

Box 334

UNOFFICIAL COPY

STATE OF ILLINOIS COUNTY OF COOK

I, LEONARDO MALKIN a Notary Public, do hereby certify that Edmond Lee Lucas, as Independent Executor of the Estate of Roger D. Graham, 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 signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal on this 2ND day of DECEMBER, 2004.



Leonard Malkin (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 31-45

REAL ESTATE TRANSFER TAX LAW

DATE: _____

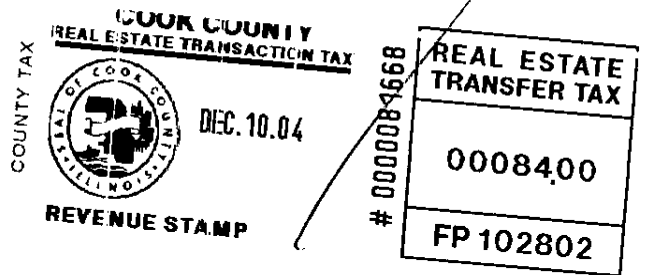
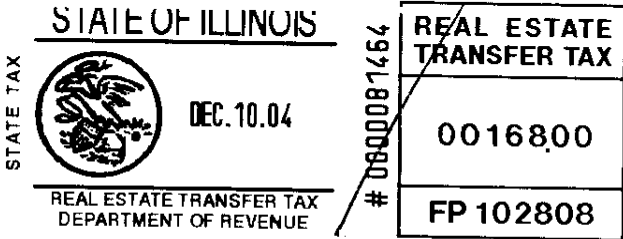
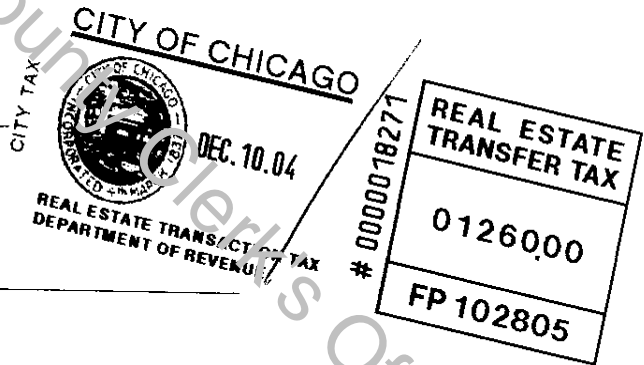
Signature of Buyer, Seller or Representative

Prepared By: Leonard Malkin
Mandel, Lipton and Stevenson Limited
203 North LaSalle Street, #2210
Chicago, Illinois 60601

Mail To: Irina Popova
4125 N Keystone X 405
Chicago, IL, 60641

Name and Address of Taxpayer:

Irina Popova
4150 North Keystone, #405
Chicago, Illinois 60641



UNOFFICIAL COPY

EXHIBIT 'A' Legal Description

Lots 11, 12, 13 and 14 in Kellogg and Mayer's Subdivision of Lots 3 to 18, Inclusive of Block 21 of 'Irving Park' a Subdivision of the South East $\frac{1}{4}$ of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, and of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, According to the Plat Thereof Recorded July 31, 1890 as Document 1312459, in Cook County, Illinois, Which Plat of Survey is Attached as Exhibit "A" to Declaration Condominium Made by Marquette National Bank, as Trustee Under Trust Number 3970 Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 20977236 together with an Undivided 3.26 Percent Interest in Said Parcel (Excepting From Said Parcel all the Property and Space Comprising all the Units Thereof as Defined and Set Forth in Said Declaration and Plat of Survey) in Cook County, Illinois.

Property of Cook County Clerk's Office