

UNOFFICIAL COPY

INDEPENDENT

EXECUTOR'S

DEED



Doc#: 0517108137
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/20/2005 02:24 PM Pg: 1 of 3

THIS DEED, made this 16TH day of JUNE, 2005, between KAREN R. WALSH, of the City of Chicago, County of Cook and State of Illinois, as Independent Executor of the Last Will and Testament of EDWARD C. NIEMIEC, Deceased, hereinafter referred to as Grantor, and SARAH M. LENNON, of 3639 North Paulina Street, 3FF, of the City of Chicago, County of Cook and State of Illinois, hereinafter named the Grantee.

WHEREAS, Grantor was duly appointed Independent Executor of the Last Will and Testament of EDWARD C. NIEMIEC, Deceased, by the Circuit Court of Cook County, County Department, Probate Division, in the State of Illinois, on the 17th day of December, 2004, in Cause Number 2004 P 8977, and as such duly qualified Independent Executor and said Letters of Office are now in full force and effect. NOW,

THEREFORE, this DEED witnesseth, that Grantor, in consideration of the premises and the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100THS (\$175,000.00) DOLLARS, to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to SARAH M. LENNON, all the following described real estate situated in the County of Cook and State of Illinois, and legally described as follows:

(SEE ATTACHED SHEET FOR LEGAL DESCRIPTION.)

COMMONLY KNOWN AS: 10418 South Keating Avenue, Unit C, Oak Lawn, Illinois 60453;

PIN: 24-15-107-050-1010.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set her hand and seal the day and year first above written.

Karen R Walsh KAREN R. WALSH, as Independent Executor of the Last Will and Testament of EDWARD C. NIEMIEC, Deceased.

508072

TICOR TITLE

TICOR TITLE

Village of Oak Lawn Real Estate Transfer Tax \$25

Village of Oak Lawn Real Estate Transfer Tax \$50

Village of Oak Lawn Real Estate Transfer Tax \$300

3

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAREN R. WALSH, as Independent Executor of the Last Will and Testament of EDWARD C. NIEMIEC, Deceased, personally known to me to be 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 Independent Executor for the uses and purposes therein set forth.

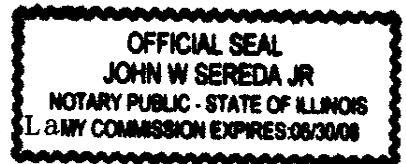
Given under my hand and official seal, this 16TH day of JUNE, 2005.

John W. Sereda, Jr.
JOHN W. SEREDA, JR., NOTARY PUBLIC

MY COMMISSION EXPIRES: JUNE 30, 2008.

This instrument was prepared by:

JOHN W. SEREDA, JR., Attorney at
3838 West 111th Street - Suite 102
Chicago, Illinois 60655.




SEND SUBSEQUENT TAX BILLS TO: SARAH M. LENNON
10418 S. Keating Ave. Unit C
Oak Lawn, Illinois 60453

MAIL TO: Sarah Lennon NAME
10418 S Keating Ave - Unit C ADDRESS
Oak Lawn, IL 60453 CITY, STATE, ZIP

STATE TAX

STATE OF ILLINOIS



JUN. 20.05


COOK COUNTY

0000019611

REAL ESTATE TRANSFER TAX
00175.00
FP351009

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 20.05

REVENUE STAMP

0000020629

REAL ESTATE TRANSFER TAX
00087.50
FP351021

TICOR TITLE

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UNIT 2C IN THE OAKS OF OAK LAWN CONDOMINIUM PHASE I AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN THE OAKS OF OAK LAWN, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 94, 789,343 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS MAY BE AMENDED FROM TIME TO TIME.

THE GRANTOR ALSO GRANTS UNTO THE GRANTEE THE EXCLUSIVE AND PERPETUAL USE OF GARAGE NO. G-15, A LIMITED COMMON ELEMENT, AS IDENTIFIED IN THE DECLARATION NOTED ABOVE.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

TICOR TITLE

94867697

CITY: CHICAGO I.L. 60643

THIS INSTRUMENT WAS PREPARED BY:
GLENN E. SKINNER JR.

State Trans \$20