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Doc#: 0521642037
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/04/2005 08:04 AM Pg: 1 of 3



Chicago Title Insurance Company
EXECUTOR'S DEED

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Dr. Peter E. Castritsis, Executor of the Estate of Estate of James E. Castritsis, Deceased, deceased, ("Executor"), as Grantor, and Mary Pat Kraus, as Grantee,

WHEREAS, Estate of James E. Castritsis, Deceased ("Decedent") resided in the City of Chicago, County of Cook, Illinois and died on October 25, 2004, leaving a will, appointing Dr. Peter E. Castritsis as Executor and that thereafter proceedings were instituted in the Circuit Court Cook County Court of Cook County, Illinois, as Case No. 04P008673, to probate the estate of said Decedent and on December 17, 2004, 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

\$332,000⁰⁰

NOW THEREFORE, in consideration of the sum of ~~TEN & 00/100 DOLLARS~~ and other good and valuable consideration DOLLARS, the receipt of which is hereby acknowledged, the Executor of the said estate does hereby grant, sell and convey to Grantee: Mary Pat Kraus, of 641 South Ashland, Apt B, Chicago, IL. 60607, divorced and not since remarried, 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:

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 year 2004 and subsequent years; the mortgage or trust deed referred to in paragraph 3 of this contract, if applicable; and also subject to the terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium, and to the limitations and conditions imposed by the Condominium Property Act.

Permanent Real Estate Index Number(s): 17-17-300-107-1002
Address(es) of Real Estate: 641 B. South Ashland, Chicago, Illinois 60607

IN WITNESS WHEREOF, the said Grantor, Dr. Peter E. Castritsis as Executor of the said estate has hereunto set his hand and seal on this 19th day of April 2005.

Dr. Peter E. Castritsis
Dr. Peter E. Castritsis, as Executor

Box 334

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STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned a Notary Public, do hereby certify that Dr. Peter E. Castritsis, as Executor of the Estate of Estate of James E. Castritsis, Deceased, 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 29th day of April, 2005

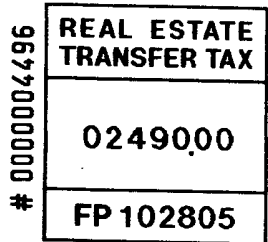
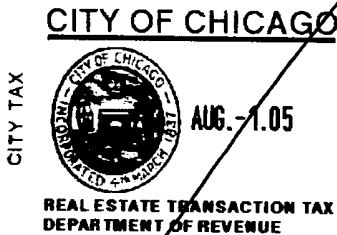
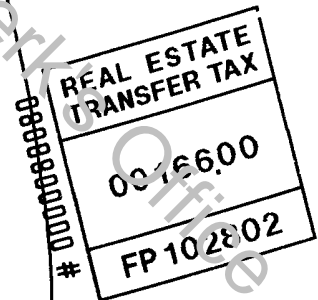
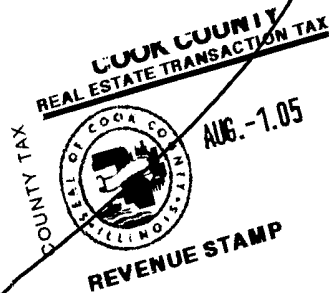
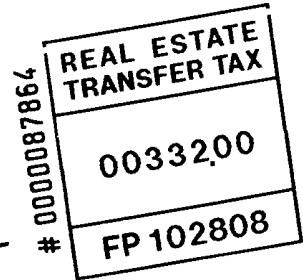
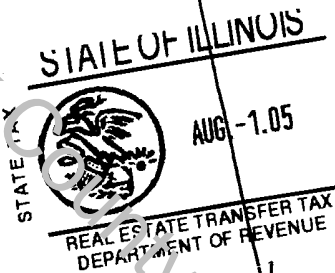


Dorothy A. Cammon (Notary Public)

Prepared By: Frank Cosentino
33 North Dearborn Street - Suite 502
Chicago, Illinois 60602

Mail To:
Brian Carey
1807 N. Broadway
Melrose Park, Illinois 60167

Name & Address of Taxpayer:
Mary Pat Kraus
641 B. South Ashland
Chicago, Illinois 60607



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~~EXHIBIT A~~

Legal Description

UNIT NUMBER 641-"B" IN GARIBALDI SQUARE ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 36 IN GARIBALDI SQUARE SUBDIVISION OF PARTS OF BLOCKS 40 AND 41 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89406373 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN # 17-17-300-107-1002

641 S. Ashland Ave., Apt B
Chicago, IL. 60607

Property of Cook County Clerk's Office