



0528533093

Doc#: 0528533093 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/12/2005 09:29 AM Pg: 1 of 3

**Independent Executor's
Warranty Deed**

STS074480J / 25087070
1812

THE GRANTOR, Richard J. Witry, not personally, but solely as Independent Executor of the Estate of Ophelia Fulgham, deceased, by virtue of letters testamentary issued to him by the Circuit Court of Cook County, State of Illinois, in proceedings entitled In Re: the Estate of Ophelia Fulgham, deceased, No. 2005 P 2211

(above for recorder's use only)

and in exercise of the power of sale granted to him in and by said will and pursuant to 755 ILCS 5/20-5, in pursuance of every power and authority it enables, and in consideration of the sum of Two Hundred Fifty Thousand Dollars and 00/100 (\$250,000.00), receipt whereof is hereby acknowledged, does hereby alien, remise, release, CONVEY and WARRANT unto: **Horacio Armas**, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

[legal description]

P.I.N.: 10-13-307-019-0000

Commonly Known As: 2429 Lake Street, Evanston, Illinois 60201

3

Grantees Address: 2351 W. Jarvis, Chicago, Illinois 60645

TO HAVE AND TO HOLD the said premises with its appurtenances, in fee simple.

And the said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, representations, covenants, undertakings and agreements herein made on the part of Grantor as Independent Executor are not made and intended as a personal warranty, indemnity, representation, covenant, undertaking and agreement by said Independent Executor, individually, or for the purpose or with the intention of binding said Independent Executor personally; that this instrument is executed and delivered by said Grantor as Independent Executor, not in his own right, but solely in the exercise of the powers conferred upon him as such Independent Executor; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against said Independent Executor on account of this instrument or on account of any indemnity, representation, covenants, undertaking or agreements of the said Independent Executor, in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, the Grantor, as Independent Executor aforesaid, hereunto set his hand and seal the 18th day of August, 2005.

Richard J. Witry, not personally, but solely as Independent Executor of the Estate of Ophelia Fulgham, deceased

CITY OF EVANSTON

Real Estate Transfer Tax

017185

Clerk's Office

PAID AUG 30 2005

AMOUNT \$1,250⁰⁰

Agent

BOX 333-CT

UNOFFICIAL COPY

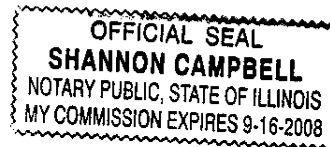
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **Richard J. Witry, as Independent Executor of the Estate of Ophelia Fulgham, deceased** is 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/she signed, sealed 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 this 18th day of August, 2005.

Shannon Campbell
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: RJW - McCarthy Duffy
180 N. LaSalle Street - Suite 1400
Chicago, Illinois 60601



RETURN RECORDED DEED TO:

SEND TAX BILLS TO:

L. Jean Baptiste
1900 Asbury
Evanston, IL 60201

H. Arenas
2429 Lake Street
Evanston, IL 60201

F:\RJW\Probate Estates\008920 - Fulgham\EXECUTOR.DED

STATE OF ILLINOIS



OCT. - 4.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012219

REAL ESTATE
TRANSFER TAX
00250.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. - 4.05

REVENUE STAMP

0000012307

REAL ESTATE
TRANSFER TAX
00125.00
FP 103034

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STREET ADDRESS: 2429 LAKE STREET

CITY: EVANSTON

COUNTY: COOK

TAX NUMBER: 10-13-307-019-0000

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOTS 1, 2 AND 3 IN HOFFMAN'S RESUBDIVISION OF BLOCK 3 IN FOWLER AND MCDANIELS SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

