



Doc#: 0709541036 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/05/2007 10:33 AM Pg: 1 of 4

LT

ADMINISTRATOR'S DEED
Individual

Lawyers Unit #03308 Case# 07-01031

Property of Cook County Clerk's Office

AUSTIN SIMS, Administrator, of the Estate of MAXINE LOFTON, deceased, ("Administrator"), as Grantor, and AUSTIN SIMS as Grantee,

WHEREAS, MAXINE LOFTON ("Decedent") resided in the City of CHICAGO, County of COOK, IL and died on 5/24/03 and that thereafter proceedings were instituted in the Court of COOK County, IL, as Case No. 03 P5109, to probate the estate of said Decedent and on 03 P5109, Grantor was duly appointed and qualified as the Administrator 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 Ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Administrator of the said estate does hereby grant, sell and convey to AUSTIN SIMS to have and to hold forever all of the Administrator's right, title and interest, as Administrator in and to the following described real estate:

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

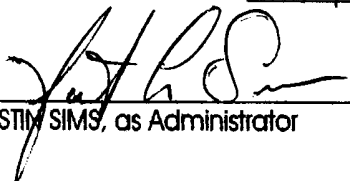
THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006

Permanent Real Estate Index Number(s): 16131210350000, 16131210360000, 16131210370000

Address(es) of Real Estate: 2936-42 WEST VAN BUREN, CHICAGO, IL 60612

IN WITNESS WHEREOF, the said Grantor, as Administrator of the said estate has hereunto set his/her hand and seal on this 19th day of March, 20 07


AUSTIN SIMS, as Administrator

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, Avalon Betts-Gaston a Notary Public, do hereby certify that, Administrator of the Estate of, 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/she signed and delivered the said instrument as his/her free and voluntary act, for the users and purposes therein set forth.

Given under my hand and official seal on this 19th day of March, 20 07.



[Signature]
(Notary Public)

Prepared by:
AVALON BETTS-GASTON, LLC
ATTORNEYS AT LAW
1945 SOUTH HALSTED, SUITE #309
CHICAGO, IL 60608

Mail To:
AUSTIN SIMS
1801 RUTHERFORD
CHICAGO, IL 60707

Name and Address of Taxpayer:
AUSTIN SIMS
2936-42 WEST VAN BUREN
CHICAGO, IL 60612

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Exhibit "A" – Legal Description

Lot 24,25 and 26 in Block 4 in James Couch's Subdivision of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 13, Township 39 North, Range 13, lying East of the Third Principal Meridian, in Cook County, Illinois

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UNOFFICIAL COPY

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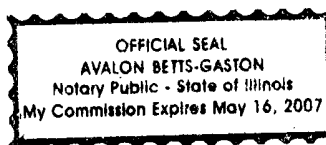
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: MARCH 19, 2007

Signature: *[Handwritten Signature]*
GRANTOR

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR
THIS 19th DAY OF MARCH
20 07
NOTARY PUBLIC *[Handwritten Signature]*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: MARCH 19, 2007

Signature: *[Handwritten Signature]*
GRANTEE

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTEE
THIS 19th DAY OF MARCH
20 07
NOTARY PUBLIC *[Handwritten Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____
Section 4 of the Illinois Real Estate Transfer Act.]

, if exempt under provisions of _____