



Doc#: 0817649072 Fee: \$42.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/24/2008 01:44 PM Pg: 1 of 4



First American Title Insurance Company

EXECUTOR'S DEED
Individual

ANDREW J. LYNCH, Independent Executor of the Estate of JAMES F. LYNCH, deceased, ("Executor"), as Grantor, and ANDREW J. LYNCH, a married man, as to an undivided forty-five (45%) percent interest; JAMES F. LYNCH, III, a single man, as to an undivided forty-five (45%) percent interest, and ANDREW J. LYNCH, as Trustee for the benefit of IAN M. LYNCH, KELLY C. LYNCH, and MICHAEL J. LYNCH, as to an undivided ten (10%) percent interest, as Grantees,

WHEREAS, JAMES F. LYNCH ("Decedent") resided in the Village of Schaumburg, County of Cook, Illinois, and died on 02/08/2006, leaving a will, appointing ANDREW J. LYNCH as Executor under that Will and thereafter proceedings were instituted in the Probate Court of Cook County, Illinois, as Case No. 06 P 2503, to probate the estate of said Decedent and on 05/03/2006, 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

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 Executor of the said estate does hereby grant and convey to ANDREW J. LYNCH, JAMES F. LYNCH, III and ANDREW J. LYNCH, Trustee, not as joint tenants but as TENANTS IN COMMON, 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

THE FAIR MARKET VALUE OF THE PROPERTY IS APPROXIMATELY \$255,000.00.

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property, General taxes for the years 2006, 2007, 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2008.

Permanent Real Estate Index Number: 07-21-301-026-0000
Address of Real Estate: 217 South Braintree Drive, Schaumburg, IL 60193

IN WITNESS WHEREOF, the said Grantor, ANDREW J. LYNCH as Executor of the said estate has hereunto set his/her hand and seal on this 23 day of June, 20 08

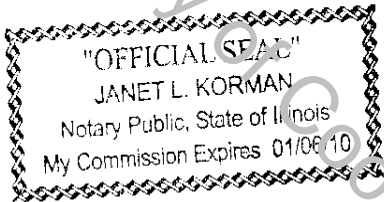
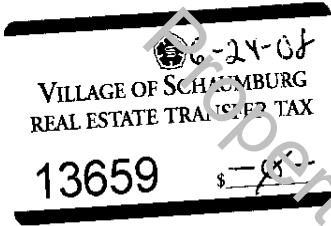
Andrew J. Lynch 6/23/2008
ANDREW J. LYNCH (SEAL)
as Independent Executor
of the estate of JAMES F. LYNCH, Deceased

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, JANET L. KORMAN a Notary Public, do hereby certify that ANDREW J. LYNCH, Independent Executor of the Estate of JAMES F. LYNCH, 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 uses and purposes therein set forth.

Given under my hand and official seal on this 23 day of June, 20 08.



Janet L. Korman (Notary Public)
EXEMPT UNDER PROVISIONS OF PARAGRAPH (e)
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE:
Andrew J. Lynch
Signature of Buyer, Seller or Representative

Prepared by:
Martin C. Kelley
Kelley, Kelley & Kelley
1535 W. Schaumburg Rd., Ste. 204
Schaumburg, IL 60194

Mail to:
Martin C. Kelley
Kelley, Kelley & Kelley
1535 W. Schaumburg Rd., Ste. 204
Schaumburg, IL 60194

Name and Address of Taxpayer:
Andrew W. Lynch
217 South Braintree Drive
Schaumburg, IL 60193

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Exhibit "A" – Legal Description

LOT 15056 IN SECTION 1 IN WEATHERSFIELD UNIT 15 BEING A SUBDIVISION IN SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON JUNE 14, 1968 AS DOCUMENT NO. 20519658 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



First American Title Insurance Company

STATEMENT BY GRANTOR AND GRANTEE

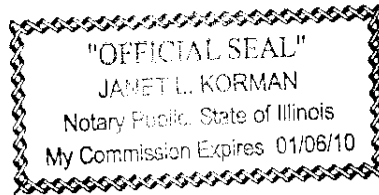
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: JUNE 23, 2008

Signature: Andrew J. Lynch 6/23/2008
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ANDREW J. LYNCH
THIS 23RD DAY OF JUNE,
20 08

NOTARY PUBLIC Janet Korman



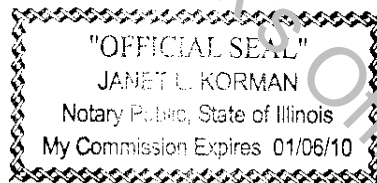
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: JUNE 23, 2008

Signature: Andrew J. Lynch 6/23/2008
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ANDREW J. LYNCH
THIS 23RD DAY OF JUNE,
20 08

NOTARY PUBLIC Janet Korman



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 COOK COUNTY, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]