

# UNOFFICIAL COPY

TILOR (B) ~~00~~  
4006467

INDEPENDENT  
ADMINISTRATOR'S  
DEED



Doc#: 0820749021 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/25/2008 10:05 AM Pg: 1 of 3

THIS INDENTURE made  
this 24~~th~~ day of June, 2008,  
between ANTONIA H.  
CALLAHAN, not individually, but  
as Independent Administrator of  
the Estate of Eric T. Hansen,  
Deceased, as Grantor and 1541  
Wagner, LLC, an Illinois Limited Liability Corporation, as Grantee.

WITNESSETH THAT:

WHEREAS, ERIC T. HANSEN, of Glenview, Cook County, Illinois, died on September 11, 2007; and,

WHEREAS, and in his lifetime, ERIC T. HANSEN made no Will.

WHEREAS, Petition for Letters of Administration were filed with the Circuit Court of Cook County, Illinois, Probate Division, Case Number 07 P 7994; and,

WHEREAS, Letters of Office were duly issued by said Court to ANTONIA H. CALLAHAN, of Iron Station, North Carolina, the Grantor, on the 28th day of December, 2007, and are now in full force and effect; and,

WHEREAS, an additional bond for proceeds from the sale of real estate coming into the hands of ANTONIA H. CALLAHAN, as said Independent Administrator, has been acquired pursuant to Section 12-9(a) of the Illinois Probate Act (755 Illinois Compiled Statutes 5/12-9(a)); and,

WHEREAS, in addition to conveying the real estate, this deed is intended to constitute a Notice of Probate pursuant to Section 20-24 of the Illinois Probate Act (755 Illinois Compiled Statutes 5/20-24) and a release of the Estate's interest in the real estate pursuant to Section 28-10 of the Illinois Probate Act (755 Illinois Compiled Statutes 5/28-10(a)); and,

WHEREAS, said Grantor was duly empowered by the Letters of Administration to execute, acknowledge and deliver any deeds.

NOW, THEREFORE, the Grantor, ANTONIA H. CALLAHAN, not individually, but as Independent Administrator of the Estate of Eric T. Hansen, Deceased, and for and in

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consideration of the sum of EIGHT HUNDRED SEVENTY-FIVE THOUSAND (\$875,000.00) DOLLARS, the receipt whereof is hereby acknowledged, does hereby grant and convey to 1541 WAGNER, LLC, an Illinois Limited Liability Corporation, as Grantee, all the right, title and interest of said decedent and all right, title and interest, as such Independent Administrator, in the following described real estate:


LOT 1 IN HANSEN'S RESUBDIVISION OF THE SOUTH 96.8 FEET OF THE NORTH 198.6 FEET OF LOT 27 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

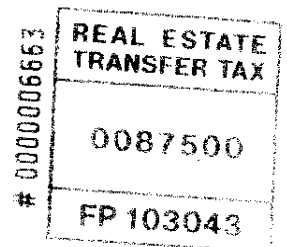
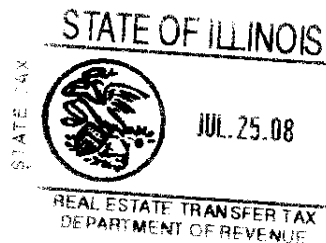
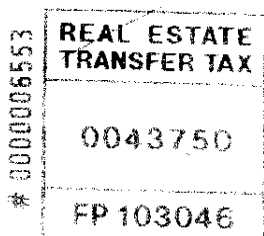
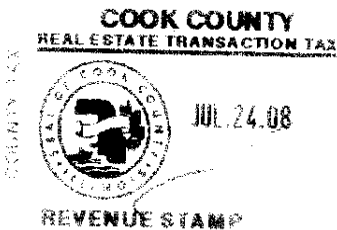
Permanent Real Estate Index Number: 04-25-401-019-0000

together with all and singular hereunto and appurtenances thereto belonging, or in anywise appertaining

To have and to hold the same unto the said Grantee, its successors and assigns forever, as fully and effectually to all intents and purposes in law as the said Grantor might, could or ought to sell and convey the same, by virtue of powers of Administration above referred to or otherwise at law or in equity

IN WITNESS WHEREOF, the said Grantor, ANTONIA H. CALLAHAN, not individually, but as Independent Administrator of the Estate of Eric T. Hansen, Deceased, hereunto sets her hand and seal the day and year first above written.

  
ANTONIA H. CALLAHAN, not individually,  
but as Independent Administrator of the Estate of  
Eric T. Hansen, Deceased.

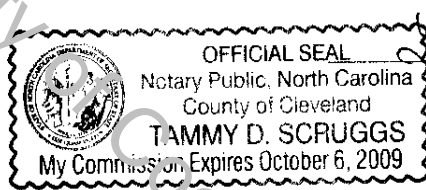


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STATE OF NC )  
 ) SS  
COUNTY OF Lincoln

I, Tammy D Scruggs, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that ANTONIA H. CALLAHAN, not individually, but as Independent Administrator of the Estate of Eric T. Hansen, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 24th day of June, 2008



Tammy D. Scruggs  
Notary Public

Mail to:  
John S. Carroll  
Carroll, Hartigan & Cerney, Ltd.  
218 N. Jefferson Street, Suite 201  
Chicago, Illinois 60661-1310

Send Tax Bills to:  
1541 Wagner, LLC  
1541 Wagner Road  
Glenview, Illinois 60025

Property Clerk's Office