REPARED P Greco Law Offices

200 W. Higgins Road, #300 Schaumburg, IL 60195

MAIL TAX BILL TO: JAMES RUDDY, JR. 271 DRIFTWOOD SCHAUMBURG, IL 60193 **UNOFFICIAL**

Doc#: 0923905013 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 08/27/2009 09:27 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Brian J. Cohen, Esq. Law Offices of Brian J. Cohan, P.C. 5659 RFD Long Grove, IL 60047

EXECUTOR'S DEED

THE GRANTOR, Herbert V. rielistrom, Jr., as Independent Executor of the Estate of Olga Hellstrom, of the Village of Johnsburg, State of Illinois, pursuant to the authority granted the Independent Executor in the proceeding pending in the Circuit Court of Cook County, Case No. 2009 P 002571, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, in hand paid, GRANTS, SELLS, AND CONVEYS to James Ruddy, Jr., Single Never married, of Mount Prospect, Illinois, all right, title, and interest of the decedent in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit No. 3123RC1, as delineated on a Survey of a Parcel of land being a part of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 41 North, Range 10, East of the Third Principal Meridian, and the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 41 North, Range 10, East of the Third r incipal Meridian (hereinafter referred to as "Development Parcel"):

Which Survey is attached as Exhibit "A" to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated April 9, 1974, and known as Trust No. 20324, recorded in the Office of the Recorder of Cook County, Illinois as Document No. 22925344; together with a percentage of the corners appurtenant to said Units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended Declaration which parcel tages shall be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed hereby.

Parcel 2: A perpetual and exclusive easement in and to Garage Unit No. G3123RC1, as delinered on Survey attached as Exhibit "A" to Declaration of Condominium recorded as Document No. 22925344 and as set forth in amendments thereto recorded as Document Numbers 22937531, 22939426, 22969592, 23056564, 23129157, 23188446, 23244162, 23314062, 23359297, 23418682, 23483798, 23524819, 23548026, 23587318, 23640350, 23671415.

Permanent Index Number(s): 07-24-303-017-1297 Property Address: 271 Driftwood, Unit C1, Schaumburg, IL 60193

STATE OF ILLINOIS STATE TAX

AUG.24.09

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0012800 FP326652

(2) 8-13-09 VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX

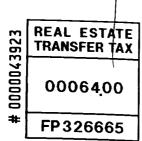
15389

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COOK COUNTY ESTATE TRANSACTION TAX



AUG.24.09



Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Rd., STE 2400 Chicago, IL 60606-4650 Attn:Search Department

y ATG REsource[®]

FOR USE IN: ALL STATES Page 1 of 2

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UNOFFICIAL COPY

TO HAVE and Y HOLD same unto said Grantee, in FEE SIMPLE forever. Dated this 18th Day of August By: Herbert V. Hellstrom Jr., Independent Executor of the Estate of Olga Hellstrom STATE OF Illinois SS. COUNTY OF Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Herbert V. Hellstrom, Jr., Independent Executor of the Estate of Olga Hellstrom, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, a peared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as Administrator as afore said, for the uses and purposes therein set forth. Given under my hard and notarial seal, this Notary Public My commission expires: Exempt under the provisions of paragraph OFFICIAL SEAL

FREDRIKA D MFLONE NOTARY PUBLIC - STATE OF PARTIES ISON EXPIRES 1804 12

750 Price