

THIS INSTRUMENT WAS PREPARED BY:

David L. Cwik, Attorney at Law
6968 W. North Ave. 2nd Floor
Chicago, IL 60707-4414

RETURN TO:

469218

MARY T. WEISS and ERIK A. MILLER
3940 W. Bryn Mawr Ave., Unit 503
Chicago, Illinois 60659-3153

SEND TAX BILLS TO:

MARY T. WEISS and ERIK A. MILLER
3940 W. Bryn Mawr Ave., Unit 503
Chicago, Illinois 60659-3153

Scott A. Sandroff

910 Woodlands Court
Vernon Hills, IL 60061



Doc#: 0929331041 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/20/2009 11:05 AM Pg: 1 of 3

INDEPENDENT EXECUTOR'S DEED

THIS INDENTURE made this 15 day of October, 2009 between Henry Kreger, the duly appointed and now acting Independent Executor of the Estate of Amy H. Kreger, Deceased, party of the first part and Mary T. Weiss, a single woman and Erik A. Miller, a single man party of the second part of 614 Riversville Road, Greenwich, Connecticut.

WHEREAS, Amy H. Kreger of 3940 W. Bryn Mawr Avenue, Unit 503, Chicago, Illinois, now deceased, in her lifetime made and executed a Last Will and Testament dated November 19, 2006, which Will was thereafter and on December 11, 2008, duly proved and admitted to probate (under the provisions of 755 ILCS 5/28-1 et seq, of Illinois Compiled Statutes covering Independent Administrator of Decedents' Estate, in and by the Circuit Court of Cook County, Illinois whereby among other things Henry Kreger, as Independent Executor of Streamwood, Illinois, was appointed as Executor under the said Last Will and Testament and did thereby empower the said Independent Executor to sell and dispose of the real estate belonging to the said decedent at the time of his/her death; and

WHEREAS, Henry Kreger, Independent Executor, as of the Estate of Amy H. Kreger, Deceased has power pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes to sell real estate to which said decedent had claim or title; and

WHEREAS, this Deed is executed in conformity with the power in said Last Will and Testament of Amy H. Kreger and the provision of 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes.

NOW, THEREFORE, this indenture witnesseth, that the said party of the first part in consideration of the premises and in consideration of the sum of Two Hundred Eighty-Seven Thousand (\$287,000.00) Dollars and No Cents and by virtue of the power and authority to her, given in and by the said Last Will and Testament and pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes as heretofore described, does hereby convey and quit claim and by these presents does convey and quit claim unto the party of the second party, the following

LEGITIMATE TITLE COMPANY

2

3

UNOFFICIAL COPY

described parcel of real estate situated in Cook County, Illinois, legally known and described as follows:

Please See The Attached Legal Description Marked as Exhibit "A"

Property Identification Number: 13-02-300-008-1033

Commonly known as: 3940 W. Bryn Mawr Avenue, Unit 503, Chicago, Illinois 60659-3153

TOGETHER with all and sigular heriditaments and appurtenances thereto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Amy H. Kreger, Deceased, had at the time of her death in and to the said premises: 3940 W. Bryn Mawr Avenue, Unit 503, Chicago, Illinois to have and to hold the same unto the said party of the second party, her heirs and assigns forever, as fully and effectually to all intents and purposes in law as the said party of the first part might, could or ought to sell and convey the same, by virtue of the said Last Will and Testament above referred to and by virtue of the said provisions of 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes.

Subject to any easements, conditions, covenants and/or restrictions of record and real estate taxes for 2009 and subsequent years.

IN WITNESS WHEREOF, the said party of the first part as Independent Executor of the Estate of Amy H. Kreger, Deceased, has hereunto set his hand and seal the day and year first above written.

Henry Kreger
HENRY KREGER, as Independent Executor of
The Estate of AMY H. KREGER, Deceased

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that HENRY KREGER, Independent Executor of the ESTATE OF AMY H. KREGER, 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, sealed and delivered said instrument as his/her free and voluntary act as Independent Executor of the ESTATE OF AMY H. KREGER, Deceased for the uses and purposes therein set forth.



Donna Gallagher
NOTARY PUBLIC

Commission Expires: 1/29/12

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Exhibit A

H69218

PARCEL 1:

UNIT 503 IN CONSERVANCY AT NORTH PARK CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 415.45 FEET, THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET, THENCE EAST 72.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET; THENCE NORTH 10.0 FEET; THENCE EAST 78.0 FEET; THENCE NORTH 89.0 FEET; THENCE WEST 204.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95039646 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 503 AND STORAGE SPACE 503 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95039646.

P.I.N. 13-02-300-008-1033

C/K/A 3940 W. BRYN MAWR AVENUE - UNIT 503 - CHICAGO, IL 60659-3153

City of Chicago
Dept. of Revenue
591558
10/16/2009 12:21
Batch 03119 33
Real Estate
Transfer Stamp
\$3,013.50



STATE TAX
STATE OF ILLINOIS
OCT. 16.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000047754
REAL ESTATE
TRANSFER TAX
00287.00
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 16.09
REVENUE STAMP

0000060047
REAL ESTATE
TRANSFER TAX
0014350
FP 103042