

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

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

H71143

RETURN TO:

Dorette Williamson

6530 W Irving Park Rd unit 204
Chicago IL 60634

TAX BILLS TO:

Dorette Williamson

6530 W Irving Park Rd unit 204
Chicago IL 60634



Doc#: 1204116052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/10/2012 02:48 PM Pg: 1 of 3

INDEPENDENT EXECUTOR'S DEED

THIS INDENTURE made this 3rd day of FEBRUARY, 2012 by Therese Fronczak, the duly appointed and now acting Independent Executor of the Estate of Maria Zdroik, Deceased, party of the first part, and Dorette Williamson, a single woman of 8930 Bronx Avenue, Skokie, Illinois 60077 party of the second part.

WHEREAS, Maria Zdroik of 6530 W. Irving Park Road, Unit 204, Chicago, Illinois 60634, now deceased, in her lifetime made and executed a Last Will and Testament dated March 7, 2008, which Will was thereafter on February 8, 2011, duly proved and admitted to probate (under the provisions of 755 ILCS 5/28-1 et seq, of Illinois Compiled Statutes covering Independent Executor of Decedents' Estate, in and by the Circuit Court of Cook County, Illinois whereby among other things Therese Fronczak of Chicago, Illinois, was appointed as Independent 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 her death; and

WHEREAS, Therese Fronczak, as Independent Executor, of the Estate of Maria Zdroik, Deceased have 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 Maria Zdroik and the provisions 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 One Hundred and Thirteen Thousand (\$113,000.00) Dollars and No Cents and by virtue of the power and authority to them, 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 part, the following described parcel of real estate situated in Cook County, Illinois, legally known and described as follows:

UNOFFICIAL COPY**Please See The Attached Legal Description Marked as Exhibit "A"**Property Identification Number: 13-18-409-034-1004Commonly known as: 6530 W. Irving Park Road, Unit 204, Chicago, Illinois 60634-2456

TOGETHER with all and singular hereditaments 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 Maria Zdroik, Deceased, had at the time of her death in and to the said premises: 6530 W. Irving Park Road, Unit 204, Chicago, Illinois 60634-2456 to have and to hold the same unto the said party of the second part, their 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 2011 and subsequent years.

IN WITNESS WHEREOF, the said party of the first part as Independent Executor of the Estate of Maria Zdroik, Deceased, has hereunto set her hand and seal the day and year first above written.

Therese Fronczak
 Therese Fronczak, as Independent Executor
 of The Estate of Maria Zdroik, Deceased

City of Chicago
 Dept. of Finance

618663



Real Estate
 Transfer
 Stamp

\$1,186.50

Batch 4,152,271

STATE OF ILLINOIS)

) SS:

2/10/2012 13:11

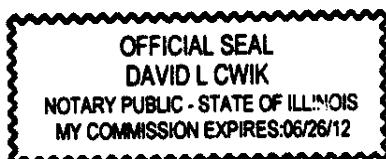
COUNTY OF COOK)

dr00762

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that Therese Fronczak, Independent Executor of the Estate of Maria Zdroik, Deceased, is 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 signed, sealed and delivered said instrument as his free and voluntary act as Independent Executor of The Estate of Maria Zdroik, Deceased for the uses and purposes therein set forth.

David L. Cwik

NOTARY PUBLIC



Commission Expires: 06 / 26 / 2012

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Servicing Agent:
Heritage Title Company
134 N La Salle Street #1520
Chicago, IL 60602

Commonwealth Land Title Insurance Company

Policy Issuing Agent:
David L. Cwik
6988 W North Avenue
Chicago, IL

File No. H71143

Exhibit A**PARCEL 1:**

UNIT 204 IN MERRIMAC SQUARE CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 4 IN PONTARELLI SUBDIVISION OF MERRIMAC SQUARE, A PART OF FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NUMBER 93337398 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AS SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG, AND UPON THE LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 6, 1992 AND KNOWN AS TRUST NUMBER 10346

PARCEL 3:


THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-14 AND STORAGE SPACE NO. S-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93337398

P.I.N. 13-18-409-034-1004

C/K/A 6530 W. IRVING PARK ROAD, UNIT 204 - CHICAGO, IL 60634-2456

STATE OF ILLINOIS	
	FEB. 10. 12
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

# 0000007865	REAL ESTATE TRANSFER TAX
	00113.00
	FP 103037

COOK COUNTY REAL ESTATE TRANSACTION TAX	
	FEB. 10. 12
REVENUE STAMP	

# 0000007702	REAL ESTATE TRANSFER TAX
	00056.50
	FP 103042