

UNOFFICIAL COPY



Doc#: 1222342077 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2012 10:42 AM Pg: 1 of 3

DOCUMENT PREPARED BY:
Lanphier & Kowalkowski, Ltd.
568 Spring Rd. Ste. B
Elmhurst, IL 60126

MAIL DEED TO:
Mila G. Novak
2300 W. Lake St.
Melrose Park, IL 60160

ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX
BILL TO:
Jorge Rios
26 E. Armitage Ave.
Northlake, IL 60164

LK 6/28/2012 30927 (9) Dau.



INDEPENDENT EXECUTOR'S DEED

THIS INDENTURE, made this 25th day of June, 2012, between the Estate of Theodore S. Guz, Deceased; Bernice Massey, Independent Executor, late of the Village of Northlake, in the County of Cook and State of Illinois, and Jorge Rios, of the Village of Northlake, in the County of Cook, and State of Illinois, parties of the second part.

WITNESSETH, that whereas, Theodore S. Guz, late of the Village of Northlake, in the County of Cook, and State of Illinois, Deceased, in his lifetime, made and executed a Last Will and Testament bearing date, the 21st day of July, 1989, which was duly proved and admitted to probate in and by the Probate Division of the Circuit Court of Cook County in the State of Illinois, under Estate of Theodore S. Guz, No. 2012 P 000548, whereby among other things, he constituted and appointed Bernice Massey Executor of his Estate to sell and dispose of the real estate belonging to the said Theodore S. Guz, at the time of his death, in words as follows, to-wit:

"ARTICLE FIVE: I hereby direct that the Executor, or Contingent-Executor, of this my Last Will and Testament, shall have full power of sale over all of my property, real, personal and mixed, either to pay debts or to make distribution of my estate for such prices as they may deem reasonable and fair, and may pass title to the purchaser of such property without claims, lien or interest of any persons claiming under or through me otherwise than by the provisions of this my Last Will and Testament."

NOW, THEREFORE, the said party of the first part, by virtue of the power and authority to him given in and by the Last Will and Testament, and for and in consideration of the sum of Eighty Four Thousand and No/100 (\$84,000.00) Dollars to the Estate of Theodore S. Guz, Deceased; Bernice Massey, Independent Executor, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the said party of the second part, Jorge Rios, all of the tract or parcel of land lying and being in the Village of Northlake, in the County of Cook, and State of Illinois described as follows, to-wit:

REAL ESTATE TRANSFER	06/25/2012
 	COOK \$42.00
	ILLINOIS: \$84.00
	TOTAL: \$126.00

12-32-116-010-0000 | 20120601604379 | DAM1SW

BOX 333-CT

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LOT 10 IN BLOCK 17 OF SECTION 2 OF COUNTRY CLUB ADDITION TO MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE, A SUBDIVISION IN THE SOUTHWEST ¼ (EXCEPT THE SOUTH 100 RODS), THE WEST ½ OF THE SOUTH EAST ¼ (EXCEPT THE SOUTH 100 RODS), AND THE SOUTH ½ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 12-32-116-010-0000

COMMONLY KNOWN AS: 26 E. Armitage Ave., Northlake, IL 60164

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and all of the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Theodore S. Guz, Decedent had at the time of his death, in and to the said premises.

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 Statutes of the State of Illinois above referred to.

IN WITNESS WHEREOF, the said party of the first part, Bernice Massey, as Independent Executor of the Estate of Theodore S. Guz, Deceased, has hereunto set her hand and has affixed her seal the day and year first above written.

Bernice Massey Executor

The Estate of Theodore S. Guz, Deceased,
Bernice Massey, Independent Executor

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Bernice Massey, Independent Executor of the Estate of Theodore S. Guz, 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, on behalf of the Independent Executor, 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 25th day of June, 2012.



UNOFFICIAL COPY

LOT 10 IN BLOCK 17 OF SECTION 2 OF COUNTRY CLUB ADDITION TO MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE, A SUBDIVISION IN THE SOUTHWEST ¼ (EXCEPT THE SOUTH 100 RODS), THE WEST ½ OF THE SOUTH EAST ¼ (EXCEPT THE SOUTH 100 RODS), AND THE SOUTH ½ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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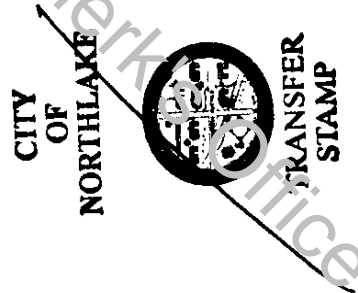
Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and all of the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Theodore S. Guz, Decedent had at the time of his death, in and to the said premises.

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 Statutes of the State of Illinois above referred to.

IN WITNESS WHEREOF, the said party of the first part, Bernice Massey, as Independent Executor of the Estate of Theodore S. Guz, Deceased, has hereunto set her hand and has affixed her seal the day and year first above written.

The Estate of Theodore S. Guz, Deceased;
Bernice Massey, Independent Executor
by E. Paul Lanphier, P.O.A.

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)



I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Bernice Massey, Independent Executor of the Estate of Theodore S. Guz, Deceased, by E. Paul Lanphier, P.O.A., 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, on behalf of the Independent Executor, acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of June, 2012.

Notary Public