

# UNOFFICIAL COPY



1222942010

Doc#: 1222942010 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/16/2012 08:44 AM Pg: 1 of 2

## PERSONAL REPRESENTATIVE'S DEED

Above Space for Recorder's Use Only

**THIS INSTRUMENT**, made this 18th day of July, 2012, by Victoria M. Flanigan, 640 W. 46th Place, of the City of Chicago, County of Cook and State of Illinois, <sup>VMF</sup> ~~not~~ individually <sup>AN</sup> ~~but~~ as Independent Administrator for the Estate of Maria A. Ruano, pursuant to the power and authority granted by order of court entered on December 29, 2008, in the Circuit Court of Cook, in Case Number 2008 P 7788, hereinafter referred to as Grantor, and of Brian Chang Zhang, 441 W. 42nd Street, of the City of Chicago, County of Cook and State of Illinois, hereinafter referred to as Grantee:

**WHEREAS**, Victoria M. Flanigan was appointed Independent Administrator for the Estate of Maria A. Ruano by the Circuit Court of Cook County, Illinois, in Case number 2008 P 7788, on December 29, 2008, and has duly qualified as such Independent Administrator and said letters of Office are now in full force and effect.

**NOW, THEREFORE**, the Grantor, <sup>VMF</sup> ~~not~~ individually <sup>AN</sup> ~~but~~ as such Independent Administrator, in exercise of the power and authority granted to said Independent Administrator in and by the order of court entered on July 11, 2012, in the Circuit Court of Cook Illinois, in Case number 2008 P 7788, and in consideration of the sum of forty seven thousand five hundred (\$47,5000.00) DOLLARS in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Brian Chang Zhang, 441 W. 42nd Street, of the City of Chicago, County of Cook and State of Illinois, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, as aforementioned, in the following described real estate situated in Cook County, Illinois, commonly known as 439 W. 42nd Street, Chicago, Illinois, 60609, legally described as:

LOT SIXTEEN (16) IN DUNCAN'S SUBDIVISION OF BLOCK EIGHT (8) IN TAYLOR AND KREIGH'S SUBDIVISION OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOUR (4), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\* VMF - VICTORIA M. FLANIGAN

Permanent Index Number: 20-04-128-008-0000

Address of Real Estate: 439 W. 42nd Street, Chicago, Illinois, 60609

**TOGETHER WITH ALL** right, title, and interest whatsoever, at law or in equity of said Ward, in and to the premises.

# P.N.T.N.

S Y  
P 2  
S N  
SCY L  
INT 2

# UNOFFICIAL COPY

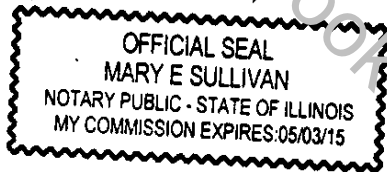
IN WITNESS WHEREOF, Grantor, <sup>VMF</sup> ~~not~~ individually, <sup>VMF</sup> ~~but~~ as the aforesaid Independent Administrator, has hereunto set his hand and seal the day and year first above written.

*Victoria M. Flanigan*  
Victoria M. Flanigan, <sup>VMF</sup> ~~not~~ individually <sup>VMF</sup> ~~but~~ as Independent Administrator for the Estate of Maria A. Ruano

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public In and for said <sup>VMF</sup> County, in the State aforesaid, DO HEREBY CERTIFY that Victoria M. Flanigan, <sup>VMF</sup> ~~not~~ individually <sup>VMF</sup> ~~but~~ as Independent Administrator for the Estate of Maria A. Ruano, 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 the said instrument as such for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of July, 2012.



*[Signature]*  
NOTARY PUBLIC

Commission expires 05/03/15

This instrument was prepared by: Patrick J. Biggane, Attorney at Law, 9924 S. Walden Parkway, Chicago, IL 60643

**Mail to:**

PHILIP CHOW  
2323 S. WENTWORTH  
CHICAGO, IL 60616

REAL ESTATE TRANSFER		07/19/2012
	COOK	\$23.75
	ILLINOIS:	\$47.50
	TOTAL:	\$71.25

20-04-128-008-0000 | 20120701603083 | YKBBVL

**SEND SUBSEQUENT TAX BILLS TO:**

BRIAN CHANG ZHANG  
441 W. 92ND STREET  
CHICAGO, IL 60609

REAL ESTATE TRANSFER		07/19/2012
	CHICAGO:	\$356.25
	CTA:	\$142.50
	TOTAL:	\$498.75

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