UNOFFICIAL COPY

Doc#: 1322401048 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/12/2013 10:15 AM Pg: 1 of 2

ADMINISTRATOR'S DEED

THE GRANTOR(S), YOLANDA NIX-BULLEN,

as Supervised Administrator of The Estate of Elvira Nix, Deceased, by virtue of the Letters of Office - Decedent's Estate issued to YOLANDA NIX-BULLEN by the Circuit Court of Cook County, State of Illinois, and in exercise of the power of sale granted to YOLANDA NIX-BULLEN in and by said estate and in pursuance of every other power and authority enabling, and

(The Above Space For Recorder's Use Only)

*815

in consideration of the sum of ONE MUNDRED FORTY-FIVE THOUSAND AND 00/100 DOLLARS (\$145,000.00), receipt whereof is hereby ack nowledged, does hereby warrant and convey unto ELOY RUIZ and GRAZYNA RUIZ, husband and wife, 10202 South Court, Palos Hills, IL 60465, GRANTEE, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 20 IN BLOCK 21 IN FREDERICK W. PARTLETT'S FIRST ADDITION TO GREATER 79TH STREET SUBDIVISION, DEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30; ALSO THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NOW 1H, PANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL (NOIS)

hereby releasing and waiving all rights under and by virtue of the Homestead Examption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATE: July 25, 2013

Permanent Real Estate Index Number(s): 19-30-404-040-0000

Address(es) of Real Estate: 7750 South Natchez, Burbank, IL 60459

SUBJECT TO: General taxes for the year 2013 and subsequent years; public and utility easements; building lines as shown on the Plat of Subdivision; zoning and building laws and ordinances.

BOX 334 CT1

S P N SC Y NT

1322401048D Page: 2 of 2

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(INCORPORATED BY REFERENCE AND MADE A PART OF THE ADMINISTRATOR'S DEED DATED JULY 25_, 2013, NAMING YOLANDA NIX-BULLEN AS SUPERVISED ADMINISTRATOR OF THE ESTATE OF ELVIRANIX, DECEASED, AS GRANTOR, AND ELOY RUIZ AND GRAZYNA RUIZ, AS GRANTEE AND INVOLVING THE PROPERTY COMMONLY REFERRED TO AS 7750 SOUTH NATCHEZ AVENUE, BURBANK, IL 60459)

THE ESTATE OF ELVIA NIX, DECEASED

By: <u>//e//m//a</u> //- X// /YOLANDA NIX-BULLEN

(as Supervised Administrator as aforesaid)

City of Burbank

STATE OF ILLINOIS)

COUNTY OF COOK;

\$ 725.00 SEVEN HUNDRED

Real Estate Transaction Stamp

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that YOLANDA NIX-LULLEN, as Supervised Administrator of the Estate of Elvira Nix, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal, this 23th day of July, 2013.

"OFFICIAL SEAL"
SANDRA J. KAWA
Notary Public, State of Illinois
My Commission Expires 03/16/14

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527
(630) 655-6000

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO

Mark Battaglia 7667 West 95th Street Suite 202 Hickory Hills, IL 60457 Eloy Ruiz 7750 South Natchez Burbank, IL 60459

REAL ESTATE TRANSFER		07/30/2013
	СООК	\$72.50
	ILLINOIS:	\$145.00
	TOTAL:	\$217.50
19-30-404-040-000	00 201307016065	86 BJ9S51