

2548712



First American Title Insurance Company

EXECUTOR'S DEED
Individual



Doc#: 1427618012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2014 08:22 AM Pg: 1 of 3

Property of Cook County Clerk's Office

Kenneth Gabriel, Independent Executor of the Estate of Joanne Meade, deceased, as Grantor, and James Peter Bowie Bruce of Spring, TX, as Grantee.

WHEREAS Joanne Meade, deceased resided in the City of Homewood, County of Cook, IL and died on June 27, 2012, leaving a will, appointing Grantor as Independent Executor and that thereafter proceedings were instituted in the Circuit Court of Cook County, IL, as Case No. 13 P 3460, to Probate the Estate of said Decedent and on August 6, 2013, Grantor was duly appointed and qualified as the Executor of said Estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and


NOW THEREFORE, in consideration of the sum of Seventy-Five Thousand (\$75,000.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Executor of the said estate does hereby grant, sell and convey to James Peter Bowie Bruce to have and to hold forever all of the Executor's right, title and interest, in and to the following described real estate.



See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which service the premises; (e) public records and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable. This is not Grantor's homestead property.

Permanent Real Estate Index Number(s): 32-06-100-066-1021
Address(es) of Real Estate: 2311 183rd Street, Unit 301, Homewood, IL 60436

IN WITNESS WHEREOF, the said Grantor, Kenneth Gabriel, as Independent Executor of the said estate has hereunto set his hand and seal on this 29th day of AUGUST, 2014.


Kenneth Gabriel, as Independent Executor
of the Estate of Joanne Meade, deceased.

REAL ESTATE TRANSFER TAX		04-Sep-2014
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50
32-06-100-066-1021 20140901627116 1-458-256-000		

3

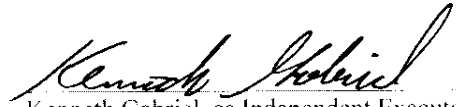
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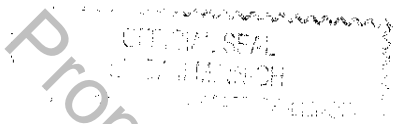
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Gabriel, Independent Executor of the Estate of Joanne Meade, 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 signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 29th day of August, 2014.


Kenneth Gabriel, as Independent Executor of
the Estate of Joanne Meade, dsd.



 (Notary Public)

Prepared by:

Christopher J. Berghoff
Berghoff & Berghoff, Ltd.
1 E. Wacker Drive, Suite 2520
Chicago, IL 60601

Mail To:

Name and Address of Taxpayer:

James Peter Bowie Bruce
2344 183rd Street, Unit 301
Homewood, IL 60436

*25926 Normans Drive
Spring Texas 77389*

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NO. 301 AS DELINEATED ON SURVEY OF A TRACT OF LAND LEGALLY DESCRIBED AS FOLLOWS (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTHWEST QUARTER LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD AND SOUTH LINE OF SAID LOTS 1 AND 2 (TAKEN AS TRACT) SAID BEING 465.08 FEET SOUTHWESTERLY (AS MEASURED ON SAID RIGHT-OF-WAY LINE) OF A LINE 33 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6; THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF FLOSSWOOD SUBDIVISION, A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 6; THENCE WESTERLY ON THE NORTH LINE OF FLOSSWOOD SUBDIVISION TO THE POINT OF INTERSECTION WITH A LINE 350.81 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO POINT OF INTERSECTION WITH A LINE 581 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6; THENCE NORTHERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE A DISTANCE OF 84.33 FEET TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF FLOSSWOOD SUBDIVISION THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 70 FEET WESTERLY OF AND PARALLEL, (AS MEASURED AT RIGHT ANGLES) TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD); THENCE NORTHEASTERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 80.83 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" OF THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY SOUTH CHICAGO SAVINGS BANK, A CORPORATION OF ILLINOIS, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1970 AND KNOWN AS TRUST NUMBER 11-1506, FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, STATE OF ILLINOIS AS DOCUMENT NUMBER LR2726217, AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22537317, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Permanent Index #'s: 32-06-100-066-1021 Vol.No 010

Property Address: 2311 183rd Street Unit 301, Homewood, Illinois 60436