



Doc#: 1514041064 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/20/2015 03:04 PM Pg: 1 of 2

**ADMINISTRATOR'S DEED**

**THIS DEED**, made this 23<sup>rd</sup> day of April, 2015, between JoAnn Martino of 2149 Greystone Place, Hoffman Estates, State of Illinois, as Independent Administrator of the **ESTATE OF CYNTHIA T. WEISER, Deceased**, hereinafter referred to as Grantor, and Audiel Espino, am married man, of 2652 N. Rutherford Avenue, City of Elmwood Park, County of Cook, State of Illinois, hereinafter referred to as Grantee;

**WHEREAS**, Grantor was duly appointed Independent Administrator of the Estate Cynthia T. Weiser, Deceased, by the Circuit Court of Cook County, Illinois, on the 23<sup>rd</sup> day of January, 2015, in Case Number 2015 P 000468, and has duly qualified as such Independent Administrator, and said Letters of Office are now in full force and effect.

**NOW, THEREFORE**, this **DEED** witnesseth, that Grantor, in exercise of the Power of Sale granted to said Independent Administrator pursuant to 755 ILCS 5/28-8(I), and in consideration of the sum of One Hundred Twenty-Nine Thousand and 00/100 Dollars (\$129,000.00) to him in hand paid by Grantee, the receipt whereof is hereby acknowledged, does **GRANT, SELL and CONVEY** to the Grantee, in Fee Simple, all the following-described real estate situated in the County of Cook, State of Illinois, and known and described as follows:

LOTS 9 AND 10 IN BLOCK 1 IN H.O. STONE AND COMPANY'S MONT CLARE ADDITION, A SUBDIVISION OF BLOCKS 1, 4, 5 AND 8 IN W.L. PEASE'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/3 (BEING THE EAST 30 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:** 13-30-330-020-0000  
**Property Address:** 2434 N. Oak Park Avenue, Chicago, IL 60707

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

**TO HAVE and TO HOLD** same unto said Grantee said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth, subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

REAL ESTATE TRANSFER TAX		15-May-2015
	CHICAGO:	967.50
	CTA:	387.00
	TOTAL:	1,354.50
13-30-330-020-0000   20150401682821   1-205-480-832		

REAL ESTATE TRANSFER TAX		15-May-2015
	COUNTY:	64.50
	ILLINOIS:	129.00
	TOTAL:	193.50
13-30-330-020-0000   20150401682821   1-850-355-072		

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# UNOFFICIAL COPY

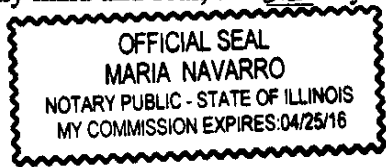
IN WITNESS WHEREOF, Grantor, as Independent Administrator aforesaid, has hereunto set her hand and seal the day and year first above written.

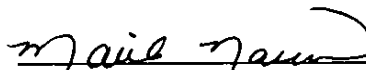
  
JoAnn Martino, Independent Administrator

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JoAnn Martino, as Independent Administrator of the Estate of Cynthia T. Weiser, 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 Independent Administrator of the Estate of Cynthia T. Weiser, Deceased for the uses and purposes therein set forth.

Given under my hand and seal, this 23 day of April, 2015.



  
NOTARY PUBLIC

**Prepared By:** Harry J. Fournier, Esq.  
FOURNIER LAW FIRM, LTD.  
2001 Midwest Road, Suite 206  
Oak Brook, Illinois 60523-8205

**Mail To:**

~~Frank A. Rodriguez, Esq.~~ Audiel Espino  
Attorney at Law 2652 N. Rutherford Ave.  
2653 N. Kedzie Chicago, IL 60707  
Chicago, IL 60647

**Send Subsequent Tax Bills To:**

~~Audiel Espino~~ Audiel Espino  
~~2434 N. Oak Park Avenue~~ 2652 N. Rutherford Ave.  
Chicago, IL 60707 Chicago, IL 60707