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18044300
PERSONAL
REPRESENTATIVE'S
DEED

Doc#: 1520346004 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2015 08:12 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 8th day of July, 2015 by KATHY LAGATTUTA, a single person, of the City of NORRIDGE, County of COOK and State of IL, not individually but as Independent Executor of the Estate of MICHAEL J. LAGATTUTA, pursuant to the power and authority granted in the said decedent's last will and testament dated July 11, 2002, admitted to probate on February 3, 2015 in the Circuit Court of COOK, Illinois, in Case Number 2015 P 000518 hereinafter referred to as Grantor, and of Almas Z. Rizvi, of 7748 N. WAUKEGAN RD., NILES, IL., of the County of COOK and the State of IL hereinafter referred to as Grantee.

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of MICHAEL J. LAGATTUTA by the Circuit Court of COOK County, Illinois, in Case number 2015 P 000518 and has duly qualified as such Executor and said letters of Office are now in full force and effect.

NOW, THEREFORE, the Grantor, not individually but as such Independent Executor, in exercise of the power and authority granted to said Executor in and by said decedent's last will and testament dated July 11, 2002 in the Circuit Court of COOK Illinois, in Case number 2015 P 000518, and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Almas Z. Rizvi of 7748 N. WAUKEGAN RD., NILES, IL of the County of COOK and the State of IL, 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 7859 N. Caldwell Avenue, Unit 109, Niles, IL 60714, legally described as:

UNIT NO. 109 IN WOODLEY PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
ALL THAT PART OF THE NORTH 651.42 FEET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF THE EASTERLY LINE OF CALDWELL ROAD AND SOUTHEASTERLY OF THE LOW WATER LINE ALONG THE SOUTHEASTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER AND LYING WEST OF A LINE DRAWN SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FROM A POINT IN THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30, WHICH IS 1089.40 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 30, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE WEST ON A LINE PARALLEL TO AND 651.42 FEET SOUTH

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OF THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 200 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF CALDWELL AVENUE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF CALDWELL AVENUE, A DISTANCE OF 300 FEET; THENCE NORTHEASTERLY A DISTANCE OF 67.13 FEET TO THE INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 356.72 FEET SOUTH (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE EAST ALONG A LINE PARALLEL TO AND 356.72 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 312.97 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 294.70 FEET TO THE PLACE OF BEGINNING,


WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 94426719 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 10-30-201-031-1009

Address of Real Estate: 7859 N. Caldwell Avenue, Unit 109, Niles, IL 60714

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

IN WITNESS WHEREOF, Grantor, not individually, but as the Independent Executor aforesaid, has hereunto set her hand and seal the day and year first above written.

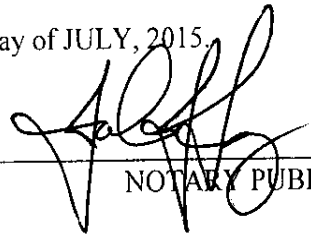

KATHY LAGATTUTA, not individually but as
Independent Executor of the Estate of MICHAEL
J. LAGATTUTA

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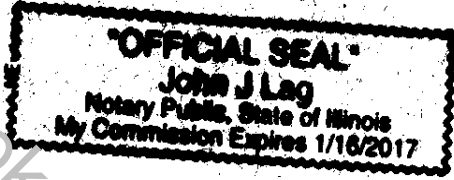
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHY LAGATTUTA, not individually but as Independent Executor of the Estate of MICHAEL J. LAGATTUTA, 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 such Executor for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of JULY, 2015.


NOTARY PUBLIC

Commission expires _____



This instrument was prepared by: JOHN J. LAG, 5305 N. LARAMIE, CHICAGO, IL 60630.

MAIL TO:

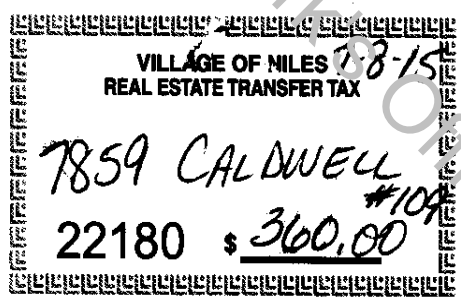
Almas Z. Rizvi
7748 N. WAUKEGAN RD.
NILES, IL 60714

SEND SUBSEQUENT TAX BILLS TO:

Almas Z. Rizvi
7748 N. WAUKEGAN RD.
NILES, IL 60714

OR

Recorder's Office Box No. _____



REAL ESTATE TRANSFER TAX 16-Jul-2015



COUNTY:	60.00
ILLINOIS:	120.00
TOTAL:	180.00