

UNOFFICIAL COPY



DEED EXECUTOR'S (ILLINOIS)

THE GRANTOR, ERIK MADSEN,
as INDEPENDENT EXECUTOR of
the ESTATE OF MARIE H.
GUNTHER, deceased, by virtue of
letters of office still in effect issued
to the Independent Executor by the
Probate Court of Cook County, State
of Illinois, in Case Number 2014 P
006322, for and in consideration of

Doc#: 1523834053 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2015 10:58 AM Pg: 1 of 3

RECORDER'S STAMP

the sum of TEN and 00/100 Dollars, and other good and valuable considerations, receipt whereof is hereby acknowledged, does hereby quit claim and convey unto **ERIK MADSEN**, a married person, of 1254 W. Westgate Terrace, Chicago, Illinois 60607, all interest in the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

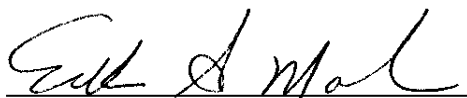
LOTS 1, 2, 3 AND 4 AND ALL OF LOTS 5 TO 15 INCLUSIVE, IN W. A. PORTER'S SUBDIVISION OF BLOCK 2 IN VERNON PARK ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 38, 39, 44 AND 45 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL OF THE VACATED 16 FEET PUBLIC ALLEY AND ALL OF THE VACATED SOUTH THROOP STREET ADJOINING AND LOTS AND PARTS OF LOTS; OF THE EAST HALF OF VACATED SOUTH ADA STREET, LYING SOUTH OF THE SOUTH LINE OF WEST HARRISON STREET AND NORTH OF THE NORTH LINE OF WEST FLOURNOY STREET; AND OF THE SOUTH 123 FEET OF THE NORTH 133 FEET OF THE WEST HALF OF SOUTH LYTLE STREET, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF WEST HARRISON STREET EXTENDED ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-17-307-019-0000

Address of real estate: 1254 W. Westgate Terrace, Chicago, Illinois 60607

Subject to 2015 general real estate taxes and subsequent years & Notice of Tax Lien from the Illinois Department of Revenue dated February 11, 1998 and recorded on February 26, 1998.

Dated this 19 day of August, 2015.

 (SEAL)

ERIK MADSEN, Independent Executor of the
Estate of Marie H. Gunther, deceased

City of Chicago
Dept. of Finance
693515



Real Estate
Transfer
Stamp

8/26/2015 10:47

3049

\$0.00

Batch 10,419,211

Bm

UNOFFICIAL COPY

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Date: 19 Aug 2015 *Erik Madsen*

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 ERIK MADSEN, as INDEPENDENT EXECUTOR of the ESTATE of MARIE H. GUNTHER, 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, sealed and delivered the said instrument as his 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 19th day of August, 2015.

Commission expires: October 7, 2017
[Signature]
NOTARY PUBLIC

This instrument was prepared by William Woloshin, Beerma n Pritikin Mirabelli Swerdlove LLP, 161 North Clark Street, Suite 2600, Chicago, Illinois 60601.

MAIL TO:
William Woloshin
Beermann Pritikin Mirabelli Swerdlove LLP
161 N. Clark Street, Ste. 2600
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Erik Madsen
1254 W. Westgate Terrace
Chicago, Illinois 60607

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, ERIK MADSEN, as INDEPENDENT EXECUTOR of the ESTATE of MARIE H. GUNTHER, or his Agent affirm that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 17 AUG, 2015

Signature: *Erik Madsen*
ERIK MADSEN, Independent Executor,
or Agent

Subscribed and Sworn to before me by the said

this 17th day of August, 2015
[Signature]
Notary Public



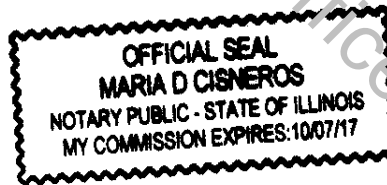
THE GRANTEE, ERIK MADSEN, or his Agent affirm(s) and verifie(s) that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 19 AUG, 2015

Signature: *Erik Madsen*
ERIK MADSEN or Agent

Subscribed and Sworn to before me by the said

this 19th day of August, 2015
[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).