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1525142022D

Doc#: 1525142022 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2015 11:05 AM Pg: 1 of 3

2663393

1 of 2

ADMINISTRATOR'S DEED

THIS DEED, made this 17 day of July, 2015, between **Janet French**, of the City of Elmhurst, County of DuPage, State of Illinois, as Independent Administrator of the ESTATE OF Martin R. French, DECEASED, hereinafter referred to as GRANTOR, and **Daniel A. Cook**, of the City of Chicago, County of Cook, State of Illinois, hereinafter referred to as GRANTEE;

WHEREAS, GRANTOR was duly appointed Independent Administrator of the Estate of Martin R. French, Deceased, by the Circuit Court of Cook County, Illinois, on the 27 day of September, 2005, in Cause Number 2005 P. 0056-13, and has duly qualified as such Administrator and said Letters of Office are now in full force and effect;

NOW THEREFORE, this DEED, witnesseth, that GRANTOR, in consideration of the premises and in consideration of Ten Dollars, (\$10.00), and other good and valuable considerations, in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does GRANT, SELL and CONVEY to GRANTEE (S), Daniel Cook, all right, title and interest in the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See Legal Description Attached as Exhibit "A"

Permanent Index Number: 14-33-109-056-1019 (Condominium Unit 504)

14-33-109-056-1022 (Parking Space P-3)

Common Address: 2230 N. Lincoln Avenue, Unit 504, Chicago, IL 60614

SUBJECT TO: Covenants, conditions, restrictions and easements of record. General taxes and assessments for the year 2015 and subsequent years which are not yet due and payable.

TOGETHER with all right, title and interest whatsoever, at law or in equity, of said Martin R. French, Deceased, in and to the premises.

TO HAVE AND TO HOLD said premises, forever.

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

Janet French
JANET FRENCH, Independent Administrator of the Estate of Martin R. French, Deceased.


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17/11/15

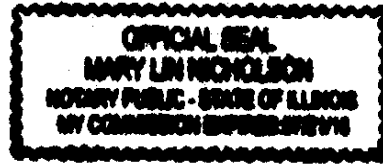
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State of Illinois)
County of DuPage) ss.

I, the undersigned, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Janet French**, Independent Administrator of the Estate of **Martin R. French**, deceased, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this July 17, 2015.


Notary Public



Prepared by:


Mary Nicholson
2705 Midland Drive
Naperville, IL 60564



Mail to:

~~Connie Spencer~~ *Daniel Cook*
~~Attorney at Law~~ *2230 N. Lincoln Ave. Unit 504*
~~2919 N. Southport Avenue, Unit 1~~ *Chicago, IL 60614*
~~Chicago, IL 60657~~

Send Subsequent Tax Bills To:

Daniel A. Cook
2230 N. Lincoln Avenue, Unit 504
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		4-Aug-2015
	CHICAGO:	4,350.00
	CTA:	1,740.00
	TOTAL:	6,090.00
14-33-109-056-1019 20150801613101		1-087-002-435

REAL ESTATE TRANSFER TAX		24-Aug-2015
	COUNTY:	290.00
	ILLINOIS:	580.00
	TOTAL:	870.00
14-33-109-056-1019 20150801613101		1-437-493-120

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Exhibit "A" Legal Description

UNIT 504 AND PARKING SPACE P-3 IN EMERALD CITY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 8, 9 AND 10 IN S.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION AFORESAID (EXCEPT THEREFROM THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 30.20 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 10; THENCE SOUTH 45° 06' 49" WEST ALONG THE SOUTHEASTERLY LINE OF LOT 10 FOR A DISTANCE OF 20.23 FEET; THENCE NORTH 44° 50' 45" WEST 41.29 FEET; THENCE SOUTH 45° 09' 15" WEST 3.38 FEET; THENCE 44° 50' 45" WEST 19.40 FEET; THENCE NORTH 45° 09' 15" EAST 7.58 FEET; THENCE SOUTH 44° 50' 45" EAST 1.03 FEET; THENCE NORTH 45° 09' 15" EAST 15.86 FEET TO THE NORTHEASTERLY LINE OF SAID LOTS; THENCE SOUTH 45° 00' 00" EAST ALONG SAID NORTHEASTERLY LINE OF SAID LOTS 59.64 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 1997 AS DOCUMENT NUMBER 97925041 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office