

CT 15PNW087260PK
PK 1 of 2
EXECUTOR'S DEED

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Doc#: 1526026050 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2015 12:22 PM Pg: 1 of 2

MAIL TO:
Robert Guzaldo
6650 N. Northwest Highway
Suite 300
Chicago, Illinois 60631

NAME & ADDRESS OF TAXPAYER
Michael J. Picardi
6525 N. Nashville
Unit 204B
Chicago, Illinois 60631

THE GRANTOR, VANESSA JACOBSEN, as Independent Executor of the Raymond W. Greenwood, deceased, by virtue of letters testamentary issued to her by the Circuit Court of Cook County, State of Illinois, and in exercise of the power of sale granted to them in and by said will and in pursuance of every other power and authority them enabling, and in consideration of the sum of One Hundred and Forty Thousand and NO/100 Dollars, (\$140,000) receipt of which is hereby acknowledged, do hereby quit claim and convey unto **Michael J. Picardi, as individual**, the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 4-"B" AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): ALL THAT PART OF LOT 6 IN BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION OF A PART OF THE SOUTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF LOT 1, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS, EAST ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 50.0 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS, EAST ALONG D SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1, EXTENDED SOUTH; THENCE NORTH IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22211098, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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7/2/15
BOX 333-CT

Permanent Tax Number: 10-31-409-060-1011

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Common Address: 6525 N. Nashville, Unit 204B, Chicago, Illinois 60631

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 25th day of August, 2015

Vanessa Jacobsen EXECUTOR
VANESSA JACOBSEN, as Independent Executor


STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY VANSESSA JACOBSEN as Independent Executor of the Estate of Raymond W. Greenwood, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and notarial seal, this 25th day of August, 2015

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		03-Sep-2015
	CHICAGO:	1,050.00
	CTA:	420.00
	TOTAL:	1,470.00

10-31-409-060-1011 | 20150801621756 | 0-358-209-408

REAL ESTATE TRANSFER TAX		03-Sep-2015
	COUNTY:	70.00
	ILLINOIS:	140.00
	TOTAL:	210.00

10-31-409-060-1011 | 20150801621756 | 1-347-540-864