

# UNOFFICIAL COPY

## EXECUTOR'S DEED

15050195 *102*



Doc#: 1530750023 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/03/2015 08:39 AM Pg: 1 of 6

Property of Cook County Clerk's Office

Frankie Wilson, Independent Executor of the Estate of Joan Wilson-Epps, deceased, ("Executor"), as Grantor, and Montrail Romon Key and Sharita Lipsy as Grantees, <sup>unmarried</sup> <sup>unmarried</sup> IN JOINT TENANCY

WHEREAS, Joan Wilson-Epps ("Decedent") resided in the City of Chicago, County of Cook, Illinois and died on 01-02-2015, leaving a will, appointing Frankie Wilson as Independent Executor and that thereafter proceedings were instituted in the Circuit Court of Cook County Illinois Probate Division Court of Cook County, California, as Case No. 2015P001389, to probate the estate of said Decedent and on 03-20-2015, Grantor was duly appointed and qualified as the Independent Executor of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of Three Hundred Fifteen Thousand and No/100 (\$315,000.00), the receipt of which is hereby acknowledged, the Independent Executor of the said estate does hereby grant, sell and convey to Montrail Romon Key and Sharita Lipsey, to have and to hold forever all of the Independent Executor's right, title and interest, as Independent Executor in and to the following described real estate:

See Attached Legal Description

**SUBJECT TO:**

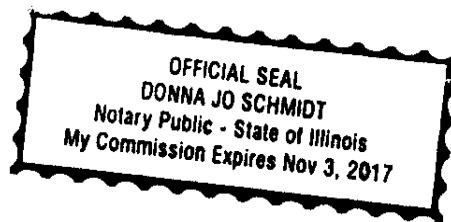
Covenants, conditions and restrictions of record; General taxes for the year 2015 and subsequent years.

Permanent Real Estate Index Number(s): <sup>17-27-129-044-0000</sup> ~~1721290440000~~

Address(es) of Real Estate: 2513 South Calumet Avenue, Chicago, IL 60616

IN WITNESS WHEREOF, the said Grantor, Frankie Wilson as Independent Executor of the said estate has hereunto set her hand and seal on this 2<sup>nd</sup> day of September, 2015.

*Frankie Wilson*  
Frankie Wilson, as Independent Executor



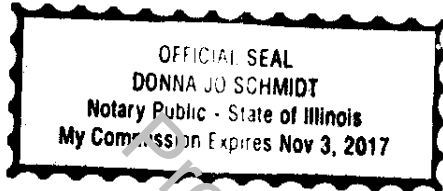
*6*

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STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public, do hereby certify that Frankie Wilson, as Independent Executor of the Estate of Joan Wilson-Epps, 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 2<sup>nd</sup> day of September, 2015.



*Donna Jo Schmidt* (Notary Public)

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**Prepared By:** Lawrence J Stark  
1 E Wacker Drive, Suite 2616  
Chicago, IL 60601

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**Mail To:**  
Iqbal Law Offices, P.C.  
1315 W 22<sup>nd</sup> Street, #102  
Oak Brook, IL 60523

**Name & Address of Taxpayer:**  
Montrail Romon Key  
2513 South Calumet Avenue  
Chicago, IL 60616

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A**

Commitment Number: 15050195

**PARCEL 1:**

THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 116.40 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 4.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, 112.10 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED WEST FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 45 MINUTES 32 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION, 49.69 FEET TO THE EAST FACE OF A BRICK BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, 0.32 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 3.69 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 16.60 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 3.69 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 0.32 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION THEREOF, 49.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, 17.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF ACCESS EASEMENT RECORDED AS DOCUMENT NO. 0713115096 AND IN GRANT OF ACCESS EASEMENTS: PHASE 1 RECORDED AS DOCUMENT NO. 0719715111 AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NO. 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER NO. 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, LLC

Dean J. Lurie  
1 E. Wacker Drive, #2610  
Chicago, IL 60601  
A Policy Issuing Agent for  
First American Title Insurance Company

Commitment  
Exhibit A

(15050195.PFD/15050195/22)

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**EXHIBIT A**  
(Continued)

Commitment Number: 15050195

**PARCEL 4:**

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER, THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NO. 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, LLC, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-27-129-044-0000

Property Address: 2513 SOUTH CALUMET AVE, CHICAGO, IL 60616

Property of Cook County Clerk's Office

Dean J. Lurie  
1 E. Wacker Drive, #2610  
Chicago, IL 60601  
A Policy Issuing Agent for  
First American Title Insurance Company

Commitment  
Exhibit A

(15050195.PFD/15050195/22)

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**REAL ESTATE TRANSFER TAX**

28-Oct-2015



**CHICAGO:**

2,362.50

**CTA:**

945.00

**TOTAL:**

3,307.50

17-27-129-044-0000

20150901623056

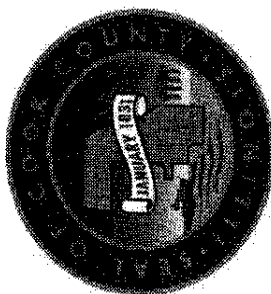
1-649-791-0400

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

28-Oct-2015



**COUNTY:**

157.50

**ILLINOIS:**

315.00

**TOTAL:**

472.50

17-27-129-044-0000

20150901623056

1-561-620-544

Property of Cook County Clerk's Office