

UNOFFICIAL COPY

EXECUTOR'S DEED

This Instrument was prepared by:

Bart A. Smith, Esq.
Smith & Smith
8259 W. Grand Avenue
River Grove, IL 60171-1584



Doc#: 1602834036 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2016 10:04 AM Pg: 1 of 3

THIS DEED, made this 2nd day of December, 2015, between **Adeline Cesario, of 2558 Clinton St., River Grove, Cook County, Illinois 60171, as Independent Executor of the Estate of Giovannia Monaco, a/k/a Giovannina Monaco or Giovanna Monaco, Deceased**, hereinafter referred to as GRANTOR, and **Adeline Cesario, of 2558 Clinton St., River Grove, Cook County, Illinois 60171**, hereinafter referred to as GRANTEE;

THE GRANTOR, having been duly appointed Independent Executor of the Estate of Giovannia Monaco, a/k/a Giovannina Monaco or Giovanna Monaco, Deceased, by the Circuit Court of Cook County, Illinois, on the 29th day of May, 2015, in Case No. 2015 P 003017; said Letters of Office being in full force and effect, and pursuant to the authority granted the Independent Executor in said proceeding, for and in consideration of Ten Dollars (\$10.00) to her in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these present do grant, bargain, sell and convey unto **Adeline Cesario, Grantee**, all the right, title, interest of the Estate of Giovannia Monaco, a/k/a Giovannina Monaco or Giovanna Monaco, Deceased, and also the right, title and interest that the said estate, by operation of law or otherwise, may have acquired, other than or in addition to that of the deceased person at the time of her death, in and to all that certain real property situated in said County of Cook, State of Illinois, and particularly described as follows:

LOT 169 IN VOLK BROTHER'S FIRST ADDITION TO CHICAGO HOME GARDENS, A SUBDIVISION OF THE WEST 20 CHAINS OF THAT PART LYING SOUTH OF GRAND AVENUE OF THE NORTH 23.53 CHAINS OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: **2558 Clinton St., River Grove, Cook County, Illinois 60171**

PIN: **12-26-415-017-0000**

TO HAVE and TO HOLD same unto said GRANTEE, in FEE SIMPLE forever.

SUBJECT TO General Taxes for 2015 and subsequent years; conditions, restrictions and covenants of record.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set her hand and seal this 2nd day of December, 2015.

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Adeline Cesario

Adeline Cesario, as Independent Executor
Estate of Giovannia Monaco, a/k/a Giovannina Monaco or
Giovanna Monaco, Deceased.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that ADELINE CESARIO, Independent Executor of the Estate of Giovannia Monaco, a/k/a Giovannina Monaco or Giovanna Monaco, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Independent Executor of the Estate of Giovannia Monaco, a/k/a Giovannina Monaco or Giovanna Monaco, Deceased, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 2nd day of December, 2015.



Carol A. Mitchell
Notary Public, State of Illinois

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e) & COOK COUNTY ORDINANCE 93104, PAR. E.

Date: December 2, 2015.

Bart A. Smith
Bart A. Smith, Esq.



Prepared By: Bart A. Smith, Smith & Smith, 8259 W. Grand Avenue, River Grove, IL 60171-1584

Tax Bill To: Adeline Cesario, of 2558 Clinton St., River Grove, Cook County, Illinois 60171

Return To: Bart A. Smith, Smith & Smith, 8259 W. Grand Avenue, River Grove, IL 60171-1584

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms 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 December 2, 2015

Signature: *du case*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 2nd day of December, 2015.

Carol A Mitchell
Notary Public



The grantee or his agent affirms and verifies 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 corporations 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 December 2, 2015

Signature: *du case*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this 2nd day of December, 2015.

Carol A Mitchell
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.