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DOCUMENT PREPARED BY:
Kathleen Vaught P.C., Attorney
600 W. Roosevelt Rd., Ste. B-1
Wheaton, IL 60187



Doc#: 1619001016 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2016 10:03 AM Pg: 1 of 3

MAIL DEED TO:

James C. Zitzer, Attorney *West Towns Acquisitions, LLC*
6236 W. Cermak Rd. *1052 W. Cermak Road, Ste 111*
Berwyn, IL 60402 *Westchester, IL - 60154*

SEND SUBSEQUENT TAX BILLS TO:

West Towns Acquisitions, LLC
Attn: Giovanni Arenas
10526 W. Cermak Rd., Ste. 111
Westchester, IL 60154

FIRST AMERICAN TITLE

FILE # 2751074 INDEPENDENT ADMINISTRATOR'S DEED

THIS INDENTURE, made this 14th day of June, 2016 between, MARGARET M. BUSH, individually, of the City of Romeoville, in the County of Will and State of Illinois and MARGARET M. BUSH, Independent Administrator with the Will Annexed of the Estate of Geraldine M. Kramer, Deceased, Circuit Court of Cook County Probate Division Case No. 2016 P 647, of the City of Stickney, in the County of Cook and State of Illinois, parties of the first part, and WEST TOWNS ACQUISITIONS, LLC, an Illinois Limited Liability Company, of the City of Westchester, in the County of Cook and State of Illinois, party of the second part.

WITNESSETH, that whereas, Geraldine M. Kramer, late, of the City of Stickney, in the County of Cook and State of Illinois, died on June 10, 2014 and whereas, MARGARET M. BUSH is the duly appointed Independent Administrator with the Will Annexed of her Estate in the Probate Division of the Circuit Court of Cook County, Illinois under Case No. 2016 P 647.

NOW, THEREFORE, the said parties of the first part, by virtue of the power and authority given in and by the Statutes of the State of Illinois, and for and in consideration of the sum of One Hundred Thirty-Two Thousand (\$132,000.00) DOLLARS, to MARGARET M. BUSH, individually and MARGARET M. BUSH, Independent Administrator with the Will Annexed of the Estate of Geraldine M. Kramer, Deceased, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to WEST TOWNS ACQUISITIONS, LLC, an Illinois Limited Liability Company, all of the tract or parcel of land lying and being in the City of Stickney, in the County of Cook and State of Illinois, described as follows, to-wit:

LOT 11 IN BLOCK 1 IN GOSS, JUDD AND SHERMAN'S FOREST MANOR BEING A SUBDIVISION OF BLOCKS 32 AND 33 IN CIRCUIT COURT PARTITION OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-06-114-029-0000



VILLAGE OF STICKNEY

REAL ESTATE TRANSFER TAX

DATE 6-6-16

AMOUNT PAID \$ 660.00

S Y
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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

22-APR-2016

COUNTY:	66.00
ILLINOIS:	132.00
TOTAL:	198.00

19-06-114-029-0000 | 20160601613140 | 1-489-887-040

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Commonly Known As: 4126 Home Avenue, Stickney, Illinois 60402

Subject to the following: (1) GENERAL REAL ESTATE TAXES FOR 2ND INSTALLMENT 2015, 2016 and SUBSEQUENT YEARS. (2) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD. (3) BUILDING LINES AND EASEMENTS. (4) ZONING LAWS AND ORDINANCES. (5) EASEMENTS OF PUBLIC UTILITIES.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and all of the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said GERALDINE M. KRAMER, Testator had at the time of her death and MARGARET M. BUSH has, in and to the said premises.

To have and to hold the same unto the said party of the second part, their heirs and assigns forever, as fully and effectually to all intents and purposes in law as the said parties of the first part might, could or ought to sell and convey the same, by virtue of the said Last Will and Testament above referred to in the Estate of Geraldine M. Kramer and MARGARET M. BUSH, Individually and MARGARET M. BUSH Independent Administrator with the Will Annexed of the Estate of Geraldine M. Kramer, Deceased.

IN WITNESS WHEREOF, the said parties of the first part, MARGARET M. BUSH, Individually and MARGARET M. BUSH, Independent Administrator of the Estate of Geraldine M. Kramer, Deceased, have hereunto set hand and hereunto affixed seal the day and year first above written.

Margaret M Bush, Individually
MARGARET M. BUSH, Individually

Margaret M Bush, Independent Administrator
MARGARET M. BUSH, Independent
Administrator with the Will Annexed of the
Estate of Geraldine M. Kramer, Deceased.

STATE OF ILLINOIS)
) SS
COUNTY OF ~~COOK~~ ^{WILL})

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that, MARGARET M. BUSH, Individually and MARGARET M. BUSH, Independent Administrator with the Will Annexed of the Estate of Geraldine M. Kramer, 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, as such Individual and as Independent Administrator with the Will Annexed, acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of June, 2016.



Dale Ann Kwassny
Notary Public