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INDEPENDENT EXECUTOR'S DEED

THIS INDENTURE, made this 15th day of March, 2016, by Peggy Heidmann, as Independent Executor of the Estate of Dennis A. Heidmann, Deceased, of 1120 W. Wood St, Palatine, Illinois 50037, hereinafter referred to as "GRANTOR"), and Peggy Herimann f/n/a Peggy Clark, an individual, of 1120 W. Wood St, Illinois Palatine. 60067 (hereinafter referred to as "GRANTEE").

(Recording Information)



Doc#: 1620349043 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 07/21/2016 02:49 PM Pg: 1 ot 5

WITNESSETH:

WHEREAS, Dennis A. Heidmann, of 1120 W. Wood St, Palatine, Illinois 60067, deceased, in his lifetime made and executed a certain Last Will and Testament bearing date the 15th day of April, 2000, which was thereafter on the 5th day of November, 2015, duly admitted to record in the Circuit Court of the First Judicia! Circuit, Cook County, Illinois, whereby, among other things, he constituted and appointed the same Peggy Heidmann f/k/a Peggy Clark as Independent Executor of his Last Will and Testament; and

WHEREAS, on the 5th day of November, 2015, Letters of Office issued out of the Probate Division of the Circuit Court of Cook County, Chicago, Ilirvis, to the aforesaid Peggy Heidmann, which such Letters of Office are still in full force and effect; and

WHEREAS, such Letters of Office appointed the aforesaid Peggy Heidmann as the Independent Executor of the Estate of Dennis A. Heidmann, deceased; and

WHEREAS, pursuant to § 28-8(i) of the Illinois Probate Act (755 ILCS 5/28-8(i)), the Independent Executor of the Estate of Dennis A. Heidmann is authorized to transfer to the GRANTEE the premises hereinafter described.

NOW, THEREFORE, the said Peggy Heidmann, Independent Executor of the Estate of Dennis A. Heidmann, by virtue of the power and authority given in and under the Last Will and Testament of the decedent, and under the provisions of and for Independent Administration under the Illinois Probate Act, and by virtue of the Letters of Office issued to Peggy Heidmann as aforesaid, herein referred to as the GRANTOR, for and in consideration of the sum of No Dollars and No Cents (\$0.00) to the said GRANTOR by the said GRANTEE paid, the receipt whereof is hereby acknowledged, do hereby GI/E, REMISE, GRANT AND CONVEY unto the

1620349043 Page: 2 of 5

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said GRANTEE, Peggy Heidmann, individually, all that tract or parcel of land lying and being in the County of Cook and State of Illinois, described as follows, to wit:

The West Half of Lot 4 in Block 4 in A.T. McIntosh and Company's Chicago Avenue Farms, being a Subdivision in the Southeast Quarter of Section 16. Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 1120 W. Wood St, Palatine, Illinois 60067.

Tax ID: 02-16-402-008-000

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appetraining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Dennis A. Heidmann, deceased, had at the time of his death, or which the said GRANTOR now has in and to the said premises; to have and to hold the same unto the said GRANTEE, as fully and effectively to all intents and purposes in law as the said Peggy Heidmann as Independent Executor, might, could or ought to sell and convey the same, by virtue of the said Letters of Office above referred to; subject to covenants, conditions and restrictions of record, zoning aws and ordinances, general real estate taxes and special assessments.

IN WITNESS WHEREOF, the said Independent Executor of the Estate of Dennis A. Heidmann, deceased, has hereunto affixed her signature as of this 15th day of March, 2016.

> Peggy Heidmann, Independent Executor of the Estate of Deanis A. Heidmann, Deceased

Prepared by: Duane J. St. Pierre Law Firm of Duane St. Pierre, PC 855 E Palatine Rd #220 Palatine IL 60074

Taxes and Return to: Peggy Heidmarn 1120 W Wood St. Palatine, Illinois 60067

Under penalty of perjury, the undersigned certifies that this transaction is exempt from the Illinois Plat Act (765 ILCS 205/1 et seq.) because the owner is not subdividing the land into 2 or more parts

EXEMPT pursuant to Illinois Real Estate Transfer Tax Act 35 ILCS 200/31-45 paragraph E and Cook County Ordinance 93-0-27 paragraph E.

Owner or Representative

3 16 2016

Date

1620349043 Page: 3 of 5

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his / her Agent affirms that, to the best of his / her 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: March 16, 2016

Signature: Reggy Heldman

Subscribed and swore to before me by said Granto this 15th day of March, 2016

DUANE J. ST PIERRE
OFFICIAL SEAL
Netary Public - State of Illinois
My Commission Expires
April 17, 2017

Notary Public

The Grantee or his / her Agent affirms that, to the best of his / her knowledge, the name of the Grantee shown on the Deed or Assignmen, 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 suthorized 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 Allinois.

Dated: March 16, 2016

Signature:

Grantee or Agent

Subscribed and sworn to before me

by the said Grantee

this 15th day of March, 2016

DUANE J. ST PIERRE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 17, 2017

Notary Public

Note: any person who knowingly submits a fair state from 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.

(Attached 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.)

CNATURE OF CATE OF THE SECOND

COOK COUNTY CLERK VITAL RECORDS CHICAGO, ILLINOIS MEDICAL CERTIFICATE OF DEATH

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This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.





LETTERS OF OFFICE-DECEDENT'S ESTATE

UNOFFICIAL COPY

(Rev. 12/23/03) CCP 0415

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, PROBATE DIVISION

Estate of DENNIS A HEIDMANN

No. 2015 P 006117

Docket

Page

LETTERS OF OFFICE - DECEDENT'S ESTATE

6	
PEGGY HEIDMANIY	has been appointed
Independent Executor	of the estate of
DENNIS A HEIDMANN	, deceased,
who died Friday, August 30, 2013	, and is authorized to to take possession of and collect the
estate of the decedent and to do all acts required by law.	
` C	
	WITNESS, November 05, 2015
LS	Dorothy Brown
	Clerk of the Circuit Court
	C/T/S
CERTI	FICATE
I certify that this is a copy of the letters of office	ce now in force in this estate.
	WITNESS, November 05, 2015
TG	Donath Bu
	Clerk of Court
DODOTHY DROWN CLEDY OF THE CID	CUIT COURT OF COOK COUNTY, ILLINOIS
DUKUTHY BROWN, CLERK OF THE CIK	COLLOGOTTE