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Chicago Title Insurance Company

EXECUTOR'S DEED



1624529042

Doc#: 1624529042 Fee: \$44.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/01/2016 11:52 AM Pg: 1 of 4

Property of Cook County Clerk's Office

Paula Piltz, Executor of the Estate of Patricia Gomez Pratt, deceased, ("Executor"), and Daniel P. Felix, Trustee of the Jeff P. Gomez, Sr. Irrevocable Trust u/t/d January 9, 2008 as Grantee,

WHEREAS, Patricia Gomez Pratt ("Decedent") resided in Long Beach, County of Los Angeles, California and died on August 27, 2014 leaving a will, appointing Paula Piltz as Executor and that thereafter proceedings were instituted in the Estate of Patricia Gomez Pratt, Circuit Court of Cook County, Illinois, as Case No. 2015 P 8063, to probate the estate of said Decedent and on February 1, 2016, Grantor was duly appointed and qualified as the 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Executor of the said estate does hereby grant, sell and convey to Grantee, to have and to hold forever all of the Executor's right, title and interest in and to the following described real estate:

See Attached: "EXHIBIT A"

REAL ESTATE TRANSFER TAX

01-Sep-2016



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 *

13-13-126-035-1001 | 20160801652915 | 1-926-032-192

* Total does not include any applicable penalty or interest due.

SUBJECT TO:

Permanent Real Estate Index Number(s): 13-13-126-035-1001

Address(es) of Real Estate: 4414 N. Albany Ave., Unit 1F, Chicago, Illinois 60625

IN WITNESS WHEREOF, the said Grantor, Paula Piltz, as Executor of the said estate, has hereunto set her hand and seal on this Aug 17, 2016.

Paula Piltz, as Executor

REAL ESTATE TRANSFER TAX

01-Sep-2016



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

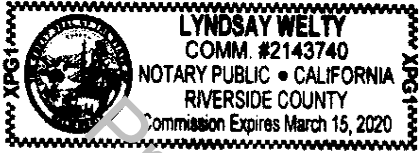
13-13-126-035-1001 | 20160801652915 | 1-055-828-800

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STATE OF CALIFORNIA COUNTY OF Riverside

I, the undersigned, a Notary Public, do hereby certify that Paula Piltz, as ~~Executor of the Estate of Patricia Gomez Pratt~~, 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 August 17, 2016.



[Signature] (Notary Public)

DATE: August 17, 2016

[Signature]
Signature of Buyer, Seller, or Representative

Prepared By: John Strzynski
Attorney at Law
221 N. LaSalle Street, Suite 2700
Chicago, Illinois 60601

Mail To:

Daniel P. Felix
707 Osterman, #83
Deerfield, Illinois 60015

Name & Address of Taxpayer:

Daniel P. Felix
707 Osterman, #83
Dearfield, Illinois 60015

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EXHIBIT A

STREET ADDRESS: 4414 N. Albany Ave., Unit 1F
CITY: Chicago, Illinois 60625
COUNTY: Cook
TAX NUMBER: 13-13-126-035-1001

LEGAL DESCRIPTION:

LEGAL DESCRIPTION.

PARCEL 1: UNIT #4414 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RAVENSWOOD CROSSING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98990761, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. G-1 AND STORAGE UNIT NO. S-6, BOTH LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT OF GRANTOR/GRAZTEE

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 8/31, 19 Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 31 day of AUGUST
2019
Notary Public *[Signature]*



The grantee 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 8/31, 19 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 31 day of AUGUST
2019
Notary Public *[Signature]*



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.