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Doc#: 1625129110 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2016 03:57 PM Pg: 1 of 4

**INDEPENDENT
ADMINISTRATOR'S DEED**

WHEREAS, Pedro Franco (the "Decedent") resided in Chicago, Illinois, and died on October 8, 2013, not leaving a Will, the Court appointing as independent administrator of his estate, his daughter Brigida Franco-Hogan, residing 2019 W. Cermak Road, Chicago, Illinois (the "Grantor"). Proceedings were instituted in the Circuit Court of Cook County, Illinois, as Case No. 15 P 7646, to probate the estate of the Decedent. On February 11, 2016, Grantor was duly appointed and qualified as the Independent Administrator of the Estate, and letters were issued by said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, for good and valuable consideration, the Grantor, in her capacity as Independent Administrator, does hereby grant, convey and transfer to Brigida Franco-Hogan, to have and to hold forever all of the Grantor's right, title and interest, in and to the following described real estate:

See Attached Legal Description

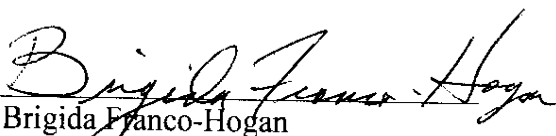
Property Index Number: 17-30-105-046-0000

Address of Real Estate: 2019 W. Cermak Road, Chicago, Illinois 60608

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has caused her name to be signed to these presents by Brigida Franco-Hogan, on this 26 day of August, 2016.

Brigida Franco-Hogan, Independent
Administrator

By: 
Brigida Franco-Hogan

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STATE OF ILLINOIS
COUNTY OF COOK

I, Dalilah Espinosa, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the above-named Brigida Franco-Hogan, 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, 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 26 day of Aug., 2016.



Dalilah Espinosa
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: August 26, 2016

Brigida Franco-Hogan
Signature of Buyer, Seller or Representative

Prepared By: Gershon S. Kulek
180 W. Washington St.; 4th Floor
Chicago, IL 60602

Mail To:
Brigida Franco-Hogan
2019 W. Cermak Road
Chicago, IL 60608

Name & Address of Taxpayer:
Brigida Franco-Hogan
2019 W. Cermak Road
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		08-Sep-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-30-105-046-0000 | 20160901654520 | 0-298-971-072

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

REAL ESTATE TRANSFER TAX		08-Sep-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-30-105-046-0000 | 20160901654520 | 1-209-789-248

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LEGAL DECIPTION

2019 W. Cermak Road

Chicago, IL 60608

Property Index Number: 17-30-105-046-0000

Lot 7 (Except the East 20 ½ feet thereof) & all of Lot 8 in Wright's Resubdivision of Block 2 in Mo Re's Subdivision of the East ½ of the Northwest ¼ of Section 30, Township 39 North, Range14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 | 26 | 2016

SIGNATURE: Brigida Franco-Hogan
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

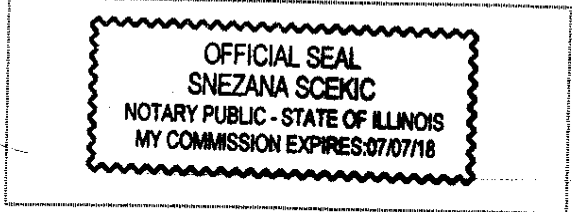
Subscribed and sworn to before me, Name of Notary Public: Snezana Scekcic

By the said (Name of Grantor): Brigida Franco-Hogan

On this date of: 08 | 26 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 | 26 | 2016

SIGNATURE: Brigida Franco-Hogan
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

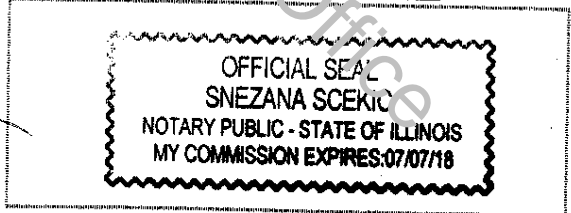
Subscribed and sworn to before me, Name of Notary Public: Snezana Scekcic

By the said (Name of Grantee): Brigida Franco-Hogan

On this date of: 08 | 26 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)