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1628157078

Doc# 1628157078 Fee \$44.00

RHSP Fee:\$9.00RPRF Fee \$1.00

Affidavit Fee: \$2.00

Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 10/07/2016 10:43 AM Pg: 1 of 4

EXECUTOR'S DEED

THIS Deed, made September 17, 2016, between, Cynthia McCoy Richardson, Executor of the Estate of Duffie L. McCoy, party of the first part, and Cynthia McCoy Richardson and Jelahn McCoy, decedent's heirs, of Cook County, Illinois, party of the second part, WITNESSES:

WHEREAS. The Probate Division of the Circuit Court of Cook County, Illinois, on April 26, 2013 in Case No. 2013 P 006154 entitled In Re Estate of Duffie L McCoy, Deceased, in proceedings brought under the Probate Act wherein the party of the first part was Petitioner, entered an Order appointing Cynthia McCoy Richardson Executor of Decedent's Estate authorizing the party of the first part to convey the real estate hereinafter described as provided under the Probate Act; and

NOW THEREFORE, this Deed witnesses, that the party of the first part, pursuant to the powers granted to her as Executor under the Probate Act, by these presents does grant and convey unto the said Cynthia McCoy Richardson, 3504 Lakeview Drive #403, Hazel Crest, Illinois 60429, and Jelahn McCoy, 403 Niagara St., Park Forest, their Heirs and assigns forever, as joint tenants and not as tenants in common all the estate, right title, and interest of the Decedent in the following-described real estate situated in Cook County, Illinois:

UNIT NUMBER 3403 IN WATERS EDGE CONDOMINIUM AT VILLAGE WEST, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL" LOT 4 IN VILLAGE WEST CLUSTER 2, A SUBDIVISION OF PARCEL OF LAND BEING A PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 16, 1973 AS DOCUMENT NUMBER 2675567, AS CORRECTED BY DOCUMENT NUMBER 2714941, FILED ON SEPTEMBER 5, 1973 WHICH SURVEY IS ATTACHED AS EXHIBIT "a" TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 31, 1972 AND KNOWN AS TRUST NUMBER 43514, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 20, 1973 AS DOCUMENT NUMBER LR 2717858, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE.

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PIN #: 31-02-200-013-1008

COMMONLY KNOWN AS: 3504 Lakeview Dr. #403, Hazel Crest, Illinois, 60429

IN WITNESS WHEREOF, the party of the first part, as Execuotr of the Estate of said Decedent, has hereunto set her hand and seal, the date first above written.



Cynthia McCoy Richardson
Executor of the
Estate of Duffie L. McCoy

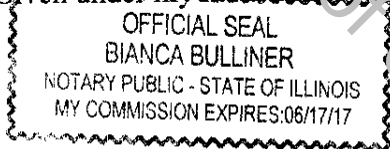
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Bianca Bulliner, a Notary Public in and for the said County, in the State aforesaid, do hereby certify, that Cynthia McCoy Richardson, Executor of the Estate of Duffie L. McCoy, 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 acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act and deed as such Executor for the uses and purposes therein set forth.

Given under my hand and Notary seal, this September 29, 2016.



[Signature]
Notary Public

This instrument was prepared by:

David W. Grissom, Jr.
Law Office of David W. Grissom, Jr., P.C.
123 W. Madison St.
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Chicago, Illinois 60602
Attorney No. 38829
(312) 455-0850
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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: 09/29/2016SIGNATURE: Cynthia McRay Richardson
For the Estate of Cynthia L. McRay
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: BIANCA BULLINER

By the said (Name of Grantor): _____

On this date of: 09/29/2016NOTARY SIGNATURE: Bianca Bulliner

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: _____, 20____

SIGNATURE: Cynthia McRay Richardson
GRANTEE or AGENT

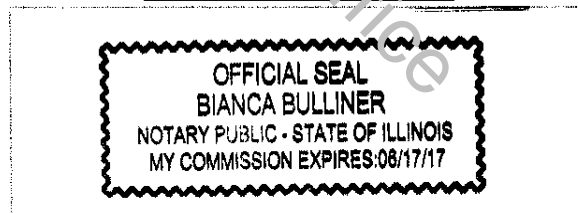
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: BIANCA BULLINER

By the said (Name of Grantee): _____

On this date of: 09/29/2016NOTARY SIGNATURE: Bianca Bulliner

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)**)

revised on 10.6.2015