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1720749058D

ADMINISTRATOR'S DEED

Doc# 1720749058 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2017 10:51 AM PG: 1 OF 2

ILLINOIS STATUTORY

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1719773 121

THIS DEED, made this 19th day of July, 2017, by Linda Fritzsche Meenan of Cook County, Illinois acting as Independent Administrator of the Estate of Ann Fritzsche, DECEASED, hereinafter referred to as Grantor, and CYNTHIA A. CYCON, an unmarried woman, of 907 Cleveland Ave., Park Ridge, IL 60068, as to an undivided sixty seven percent (67%) interest, and PATRICK W. KELLY, an unmarried man, of 907 Cleveland Ave., Park Ridge, IL 60068, as to an undivided thirty three percent (33%) interest, as TENANTS IN COMMON, in the following described real estate both of Cook County, Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantor was duly appointed as Independent Administrator of the Estate of Ann Fritzsche, Deceased, by the Circuit Court of Cook County, Illinois, on June 26, 2017, in case number 2017 P 003164, and has duly qualified as such Executor, and said Letters of Office are now in full force and effect.

NOW, THEREFORE, this deed witness, that Grantor, in exercise of the Power of Sale granted to said Administrator in and by the Illinois Probate Act, and in consideration of the sum of \$210,000 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does Grant, Sell and Convey to Grantee all the following-described real estate situated in Cook County, Illinois and known and described as follows:

PARCEL 1:

UNIT 1914 IN THE RIVER PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41 AND 44 TO 48, BOTH INCLUSIVE, IN

RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCKS IN KINZIC'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF

SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN

COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION

OF CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 94758753 TOGETHER WITH ITS

UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS USE AND ENJOYMENT OF

THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

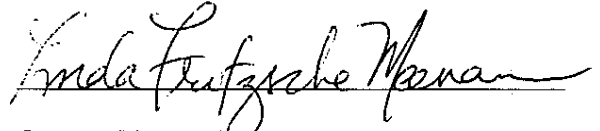
2

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Address: 405 N. Wabash Ave., Unit 1914, Chicago, IL 60611
PIN #: 17-10-132-037-1279

SUBJECT TO: Real Estate Taxes for 2017 and subsequent years.

Dated this 19th day of July, 2017.



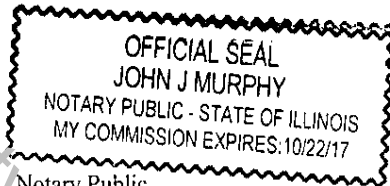
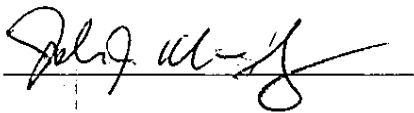
Grantor Linda Fritzsche Meenan as Independent Administrator of the Estate of Ann Fritzsche.

STATE OF ILLINOIS,

COUNTY OF COOK,

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Linda Fritzsche Meenan**, personally known to me to be the same people whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of July, 2017.



Notary Public

My Commission Expires 10/22/17

Prepared By: **John J. Murphy**
6122 N. Neva
Chicago, IL 60631

Mail To: **CYNTHIA A CYCON AND PATRICK W KELLY**
907 CLEVELAND AVE
PARK RIDGE IL 60068

Name and Address of Taxpayer: **Cynthia Ann Cycon and Patrick Kelly**
~~405 N. Wabash Unit 1914~~
~~Chicago, IL 60610~~

907 CLEVELAND AVE
PARK RIDGE IL 60068

REAL ESTATE TRANSFER TAX		24-Jul-2017
CHICAGO:		1,575.00
CTA:		630.00
TOTAL:		2,205.00 *



17-10-132-037-1279 | 20170701692252 | 1-806-032-320

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

REAL ESTATE TRANSFER TAX		24-Jul-2017
COUNTY:		105.00
ILLINOIS:		210.00
TOTAL:		315.00



17-10-132-037-1279 | 20170701692252 | 0-463-855-040