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10/3

EXECUTOR'S DEED

THE GRANTOR,
CHARLES J. GRIFFIN, as
Independent Executor of
the ESTATE OF MARY
THERESE MOLONY,
deceased, admitted to
Probate on May 31st, 2017,
in Case No. 2017-P-
003193 in the Circuit
Court of Cook County,
Illinois, Probate Division,
for the consideration of
TEN DOLLARS (\$10.00)

and other good and valuable considerations, and pursuant to the power and authority given to him as such Independent Executor, Conveys and Quitclaims to ELLEN M. GRIFFIN, of 112 Carriage Way, #A103, Burr Ridge, Illinois 60527, a one-half interest in the following real estate situated in the County of Cook and State of Illinois, to-wit:

LOT 7 IN BLOCK 3 IN ADAM OCHA'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1221 N. Hoyne Avenue, Chicago, Illinois 60622

Permanent Real Estate Index Number: 17-06-129-002-0000

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

The Grantor executes this deed as such Independent Executor and not individually, and is not to be held liable in her individual capacities in any way by reason of this deed. Any recourse under and by virtue of this deed shall be against the estate of the decedent only.

IN WITNESS WHEREOF, the Grantor, CHARLES J. GRIFFIN, as Independent Executor of the ESTATE OF MARY THERESE MOLONY, has caused his name to be signed this 14th day of August, 2017.

Doc#: 1725617028 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2017 10:01 AM Pg: 1 of 3

Dec ID 20170801605947
ST/CO Stamp 0-295-048-128
City Stamp 0-124-109-760

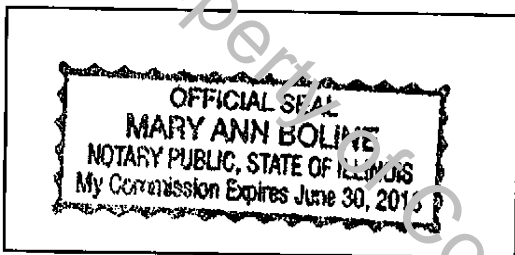
Charles J. Griffin
CHARLES J. GRIFFIN, not personally but as
Independent Executor aforesaid

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, a Notary Public in and for Cook County, in the State of Illinois, do hereby certify that CHARLES J. GRIFFIN, as Independent Executor of the ESTATE OF MARY THERESE MOLONY, 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 he signed, sealed and delivered the said instrument as his own free and voluntary act as such executor, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 14th day of August, 2017.



Mary Ann Boline
Notary Public

MAIL TO:

CHARLES J. GRIFFIN
1931 N. Bissell Street
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

CHARLES J. GRIFFIN
1931 N. Bissell Street
Chicago, IL 60614

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT

Charles J. Griffin
(GRANTOR/GRANTEE OR AGENT)

DATED: August 14, 2017

This document was prepared by:
D. Lee Padgitt of
Padgitt, Padgitt & Peppey, Ltd.
560 Green Bay Rd., Suite 100
Winnetka, Illinois 60093
tel: (847) 446-2900

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 08 | 14 | 2017

SIGNATURE: Charles J Griffin
GRANTOR or AGENT

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

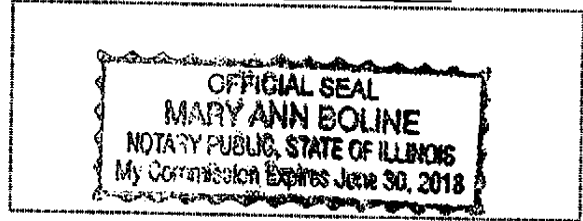
Subscribed and sworn to before me, Name of Notary Public: MARYANN BOLINE

By the said (Name of Grantor): CHARLES J. GRIFFIN

On this date of: 08 | 14 | 2017

NOTARY SIGNATURE: Maryann Boline

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 08 | 14 | 2017

SIGNATURE: Elen M Griffin
GRANTEE or AGENT

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

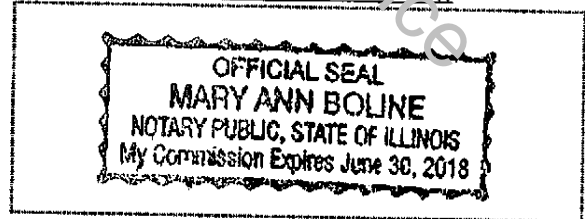
Subscribed and sworn to before me, Name of Notary Public: MARYANN BOLINE

By the said (Name of Grantee): ELEN M. GRIFFIN

On this date of: 08 | 14 | 2017

NOTARY SIGNATURE: Mary Ann Boline

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)