

UNOFFICIAL COPY

EXECUTOR'S DEED Statutory (ILLINOIS)

THE GRANTOR, JOAN K. RYAN, as Independent Executor of the ESTATE OF WILLIAM A. RYAN, by virtue of letters testamentary issued to JOAN K. RYAN, by the Circuit Court of Cook County, Probate Division, State of Illinois, and in the exercise of the power of sale granted to JOAN K. RYAN in and by WILLIAM A. RYAN's Will and in pursuance of every other power and authority to her enabling, and in consideration of the sum of TEN DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does GRANT, SELL, and CONVEY to JOAN K. RYAN and W. ANTHONY RYAN, as co-trustees of the WILLIAM A. RYAN GST TRUST U/A Dated 9/11/1998; of 1410 Sheridan Road, Apt. 4D, Wilmette, IL 60091; GRANTEE; the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

CASE # 2016 P 7867
SEE ATTACHED EXHIBIT A.

Permanent Real Estate Index Number: 02-24-203-044-1092

Address of Real Estate: 1379 E. Baronet Lane, Palatine, IL 60074

DATED this 25 day of September, 2017

PLEASE PRINT OR TYPE NAME BELOW SIGNATURE

Joan K. Ryan (SEAL)
JOAN K. RYAN, as independent executor aforesaid

State of ILLINOIS, County of COOK, ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOAN K. RYAN, as Independent Executor of the ESTATE OF WILLIAM A. RYAN, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of September, 2017
Commission expires _____, 20____
Angel Nasatsky
NOTARY PUBLIC

The instrument was prepared by CANDICE K. CASAZZA, Fitzsimons Law Group, Ltd., 601 W. Randolph Street, Chicago, Illinois 60661. The preparer of this document makes no representation as to title.

SEND SUBSEQUENT TAX BILLS TO:
CANDICE K. CASAZZA
Fitzsimons Law Group, Ltd.
601 W. Randolph, 2nd Floor
Chicago, Illinois 60661-2203
JOAN K. RYAN
1410 Sheridan Road, Apt. 4D
Wilmette, IL 60091

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.
9/27/17 Candice K. Casazza



Doc# 1728419046 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/11/2017 03:37 PM PG: 1 OF 3

RJOK

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EXHIBIT A

Lot 8-048/0121 in Coventry Park Condominium as delineated on a survey of the following described real estate:

Certain lots in Coventry Park, Unit 1 (Phase 1 and 2), being a subdivision of part of the Northeast 1/4 of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 27, 1994, as Document Number 04-074-188, together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with the amended Declarations as same are filed of record in Cook County, Illinois.

Property of Cook County
Recorder of Deeds
Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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STATEMENT BY GRANTOR AND GRANTEE

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: October 9, 9017

Signature: Candice K. Casazza
Grantor or Agent

Subscribed and sworn to before me
by the said Candice K. Casazza
this 9th day of October, 9017

Notary Public Angel Nasatsky



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: October 9, 9017

Signature: Candice K. Casazza
Grantee or Agent

Subscribed and sworn to before me
by the said Candice K. Casazza
this 9th day of October, 9017

Notary Public Angel Nasatsky



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