

# UNOFFICIAL COPY

EXECUTOR'S DEED

1787337 1/2  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453



Doc# 1800313005 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2018 09:49 AM PG: 1 OF 3

THIS DEED, made this 14<sup>th</sup> day of December, 2017, by Mary Beth Canfield of the City of Chicago, County of Cook and State of Illinois, as Independent Executor of the ESTATE OF SUZANNE FLAVIN, DECEASED, hereinafter referred to as Grantor, and Colleen Hennessy of the City of Chicago, County of Cook and State of Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of Suzanne Marie Flavin, Deceased, by the Circuit Court of County, Illinois, on the 20<sup>th</sup> day Of October, in Case Number 2017 P 006448, and has duly qualified as such Executor, and said letters of Office are now in full force and effect.

NOW, THEREFORE, this Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor in and by the Will of Suzanne Marie Flavin, Decedent, and in consideration of the sum of TEN DOLLARS(S) to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to Colleen Hennessy, a single woman, all the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

UNIT NUMBER 4E AND G11 IN THE DICKENS PLACE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 THROUGH 10 INCLUSIVE, IN BLOCK 6 IN THE SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 10, 1987 AS DOCUMENT 87314475, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-32-127-040-1023 & 14-32-127-040-1069

Address(es) of Real Estate: 2100 N. Racine, Unit 4E, Chicago, Illinois 60614

S Y  
P 3  
S N  
SC Y  
INT Y


**UNOFFICIAL COPY**


Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee forever.



IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set his hand and seal the day and year first above written.

  
 Mary Beth Canfield, Independent Executor of  
 the Estate of Suzanne Marie Flavin, Dec'd.

REAL ESTATE TRANSFER TAX		27-Dec-2017
	<b>CHICAGO:</b>	3,900.00
	<b>CTA:</b>	1,560.00
	<b>TOTAL:</b>	5,460.00 *

14-32-127-040-1023 | 20171201670767 | 0-364-950-560

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

REAL ESTATE TRANSFER TAX		28-Dec-2017
	<b>COUNTY:</b>	260.00
	<b>ILLINOIS:</b>	520.00
	<b>TOTAL:</b>	780.00

14-32-127-040-1023 | 20171201670767 | 1-568-212-000

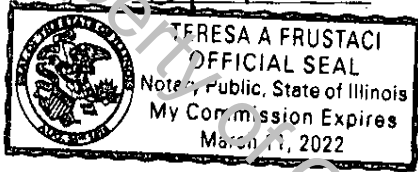
# UNOFFICIAL COPY

State of Illinois                    )  
   )    SS  
 County of Cook                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Mary Beth Canfield, 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 14 day of December, 2017.

Commission expires: 3/11/22



*Teresa A. Frustaci*

Notary Public  
 The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

**This instrument prepared by:**  
 Leo G. Aubel  
 Howard & Howard  
 200 S. Michigan Ave. Ste. 1100  
 Chicago, IL 60604

**Send subsequent tax bills to & Mail to:**  
 Colleen Hennessy  
 2100 N. Racine, Unit 4E  
 Chicago, IL 60614

~~Mail to:~~  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Cook County Clerk's Office