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18092410220

Doc# 1809241022 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/02/2018 10:21 AM PG: 1 OF 2

EXECUTOR'S DEED

THE GRANTOR,
MONICA RICHMOND, as
 Independent executor of the Estate of
KENITH T. LEDBETTER, deceased
 by virtue of letters testamentary issued
 to Monica Richmond by the Circuit
 Court of Cook County, Case No.
 2017P002931 State of Illinois, and in
 exercise of the power of sale granted to
 her in and by said estate and in
 pursuance of every other power and
 authority enabling, and in

(The Above Space For Recorder's Use Only)

consideration of the sum of ONE HUNDRED SEVENTY TWO THOUSAND AND NO/100 DOLLARS
 (\$172,000.00) receipt whereof is hereby acknowledged, does hereby QUIT CLAIM and convey unto
KELLY M. SZANYI, of 5740 E. Avenue Countryside IL 60525
 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** a married woman.*

**THE WEST 1/2 OF LOT 28 IN FREDERICK H. BARTLETT'S HARLEM
 AVENUE AND 71ST STREET FARMS FIRST ADDITION, BEING A
 SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE
 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12,
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
 ILLINOIS.**

SUBJECT TO: General real estate taxes not due and payable at the time of closing; Building setback line
 as shown on the Plat; and Terms, conditions and provisions of Ordinance No. 73-42 entitled Ordinance
 Changing Street Name recorded October 3, 1989 as document 89467760.

Permanent Real Estate Index Number: 18-25-404-034-0000

Address of Real Estate: 7605 Odell, Bridgeview, Illinois 60455

Dated this 16 day of March, 2018.

FIRST AMERICAN TITLE
FILE # 2851866

Monica Richmond
 Monica Richmond, Independent Executor

MAIL TO:
 Vince G. Portlock
 Attorney at Law
 322 Springfield Avenue
 Joliet, Illinois 60435

SEND SUBSEQUENT TAX BILLS TO:
 Kelly M. Szanyi
 7605 Odell Avenue
 Bridgeview, Illinois 60455

COOK COUNTY RECORDER OF DEEDS
 INT

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STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Monica Richmond, as Independent Executor of the Estate of Kenith T. Ledbetter, deceased, personally known to me to be the same persons 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.

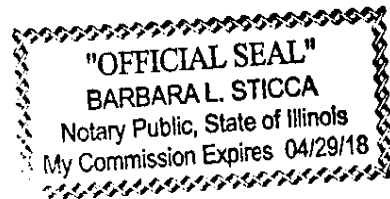
GIVEN under my hand and official seal, this 16 day of March, 2018.



Barbara L. Sticca
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Nicholas J. Kamide
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND POFF, LTD.
Attorneys at Law
835 McClintock Drive
Second Floor
Burr Ridge, IL 60527

(630) 655-6000



REAL ESTATE TRANSFER TAX		23-Mar-2018
		COUNTY: 86.00
		ILLINOIS: 172.00
		TOTAL: 258.00
18-25-404-034-0000		20180301620117 0-691-400-224