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ADMINISTRATOR'S DEED (Illinois)



1812144060

Doc# 1812144060 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2018 02:57 PM PG: 1 OF 3

The GRANTOR, **SAM PICKENS**, as
Independent Administrator of the
Estate of **ANNA PICKENS**,
Deceased,

(The Above Space for Recorder's Use Only)

in exercise of the powers granted to him as Independent Administrator by an Order entered by the Circuit Court of Cook County, Illinois County Department -- Probate Division Case No. 17 P 3081 on May 26, 2017, and pursuant to the terms of 755 ILCS 5/2-1(a), does hereby quit claim and convey unto the heirs of Anna Pickens, namely her surviving spouse Sam Pickens, and her surviving children, Tommie Lee Pickens, Frederick Pickens, Trenell Poindexter, Rachenett Woodridge, Jesse Pickens, and Dave Pickens, Sr., of 7534 S. Harvard Ave., Chicago, Illinois 60620, GRANTEES, all interests in the real estate legally described as:

LOT 22 IN BLOCK 10 IN WEAGE'S SUBDIVISION OF THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY,
ILLINOIS.

Permanent Real Estate Index Numbers: 25-17-327-022-0000

Address of Real Estate: 1444 W. 110th Place, Chicago, Illinois 60643

The GRANTEES shall own the property pursuant to the terms of 755 ILCS 5/2-1(a), as tenants in common owning unequal shares, as described below:

One half (1/2) owned by Sam Pickens, one twelfth (1/12) by Tommie Lee Pickens,
one twelfth (1/12) by Frederick Pickens, one twelfth (1/12) by Trenell Poindexter,
one twelfth (1/12) Rachenett Woodridge, one twelfth (1/12) to Jesse Pickens, and
one twelfth (1/12) to Dave Pickens, Sr.

Sam Pickens executes this instrument as Independent Administrator and not individually and is not to be held liable in his individual capacity in any way by reason of the same.

[Signature page follows]

CCRD REVIEW

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IN WITNESS WHEREOF, the Grantor, as Independent Administrator as aforesaid, has hereunder set his hand and seal this 19th day of July, 2017.

Sam Pickens

Sam Pickens, as Independent Administrator as aforesaid

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 that Sam Pickens, as Independent Administrator of the Estate of Anna Pickens, 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 free and voluntary act as such guardian as aforesaid, for the uses and purposes therein set forth.

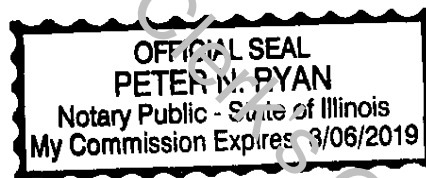
Given under my hand and official seal, this 19th day of July, 2017.

Peter N. Ryan
Notary Public

Commission expires: 3-6-2019



This Instrument Was Prepared By And Should Be Returned To:


Quin R. Frazer, Esq.
Drinker Biddle & Reath LLP
191 North Wacker Drive, Suite 3700
Chicago, Illinois 60606-1698



Send Subsequent Tax Bills To:

Sam Pickens
1444 W. 110th Place
Chicago, Illinois 60643

REAL ESTATE TRANSFER TAX		01-May-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-17-327-022-0000 20180301628267 1-305-560-608		

REAL ESTATE TRANSFER TAX		01-May-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-17-327-022-0000 20180301628267 0-979-522-848		

89128853.3

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

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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: 8 | 4 | 2017

SIGNATURE: _____

GRANTOR or AGENT

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

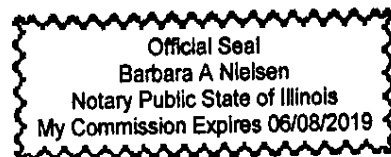
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Dan Peters, as designated Administrator

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 4 | 2017

NOTARY SIGNATURE: Barbara A. Nielsen



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: 8 | 4 | 2017

SIGNATURE: _____

GRANTEE or AGENT

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

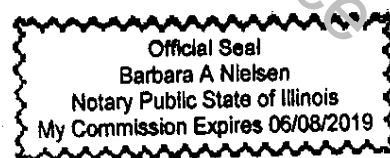
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Dan Peters et al.

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 4 | 2017

NOTARY SIGNATURE: Barbara A. Nielsen



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)

rev. on 10.17.2016