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AB-1066

PREPARED BY:

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6968 W. North Avenue
Chicago, Illinois 60707
FILE NO. A18-1066

Doc# 1815549134 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2018 10:42 AM Pg: 1 of 3

Dec ID 20180501676187
ST/CO Stamp 0-869-080-352 ST Tax \$95.00 CO Tax \$47.50

RETURN TO:

David D. Gorr, Attorney at Law
205 W. Randolph St., #850
Chicago, Illinois 60606

MAIL TAX BILLS TO:

Evelyn Acevedo
1906 Washington Blvd.
Maywood, Illinois 60153

INDEPENDENT EXECUTOR'S DEED

THIS INDENTURE made this 23rd day of May, 2018 between **GWENDOLYN CULBREATH**, the duly appointed and now acting Independent Executor of **THE ESTATE OF DOROTHY THRAILKILL**, Deceased, and also, as Successor Trustee of The Dorothy Louise Thrailkill Living Trust dated February 9, 2007, party of the first part, and **EVELYN ACEVEDO**, a married woman, party of the second part of Chicago, Illinois.

WHEREAS, **DOROTHY THRAILKILL**, of 1906 Washington Blvd., Maywood, Illinois 60153, now deceased, in her lifetime made and executed a Last Will and Testament dated October 28, 2016, which Will was thereafter and on January 11, 2018, duly proved and admitted to probate (under the provisions of 755 ILCS 5/28-1 et seq, of Illinois Compiled Statutes covering Independent Executor of Decedents' Estate, in and by the Circuit Court of Cook County, Illinois whereby among other things **GWENDOLYN CULBREATH** of Montgomery, Illinois, was appointed as Executor under the said Last Will and Testament and did thereby empower the said Independent Executor to sell and dispose of the real estate belonging to the said decedent at the time of her death; and

WHEREAS, **GWENDOLYN CULBREATH**, as Independent Executor of **THE ESTATE OF DOROTHY THRAILKILL**, Deceased has power pursuant to 755 ILCS 5/28-8 et seq. of Illinois Compiled Statutes to sell real estate to which said decedent had claim or title; and

WHEREAS, this Deed is executed in conformity with the power in said Last Will and Testament of **DOROTHY THRAILKILL** and the provisions of 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes; and whereas **GWENDOLYN CULBREATH** is the Successor Trustee of the Dorothy Louise Thrailkill Living Trust dated February 9, 2007.

NOW, THEREFORE, this indenture witnesseth, that the said party of the first part in consideration of the premises and in consideration of the sum of Ninety Four Thousand Nine Hundred (\$94,900.00) Dollars and by virtue of the power and authority to her, given in and by the said Last Will and Testament and pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes as heretofore described, does hereby convey and quit claim and by these presents does convey and quit claim unto the party of the second part, the following described parcel of real estate situated in Cook County, Illinois, legally known and described as follows:

VILLAGE OF MAYWOOD

\$ 380,00

Real Estate Transfer Tax Paid
Nanka S. Skulic

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THE EAST 38 FEET OF THE WEST 190 FEET OF THE NORTH 190 FEET (EXCEPT THE NORTH 40 FEET) OF BLOCK 9 IN THE PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Property Index Number: 15-10-321-005-0000

Commonly known as: 1906 Washington Blvd., Maywood, Illinois 60153

TOGETHER with all and singular heriditaments and appurtenances thereto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said DOROTHY THRAILKILL, had at the time of her death in and to the said premises: to have and to hold the same unto the said party of the second part, her heir and assigns forever, as fully and effectually to all intents and purposes of law as the said party of the first part might, could or ought to sell and convey the same, by virtue of the said Last Will and Testament above referred to and by virtue of the said provisions of 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes.

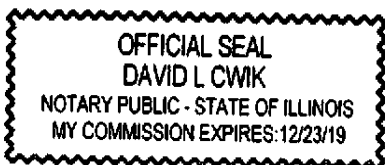
Subject to any easements, conditions, covenants and/or restrictions of record and real estate taxes for 2016 and subsequent years.

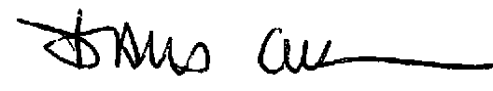
IN WITNESS WHEREOF, the said party of the first part as Independent Executor of the Estate of DOROTHY THRAILKILL, Deceased, and as Successor Turstee of The Dorothy Louise Thraikill Living Trust dated February 9, 2007, has hereunto set her hand and seal the day and year first above written.


GWENDOLYN CULBREATH, as Independent Executor of THE ESTATE OF DOROTHY THRAILKILL and as Successor Turstee of The Dorothy Louise Thraikill Living Trust dated February 9, 2007

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that GWENDOLYN CULBREATH, Independent Executor of the THE ESTATE OF DOROTHY THRAILKILL, Deceased, and as Successor Turstee of The Dorothy Louise Thraikill Living Trust dated February 9, 2007, 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 said instrument as her free and voluntary act as Independent Executor of THE ESTATE OF DOROTHY THRAILKILL, Deceased for the uses and purposes therein set forth.





NOTARY PUBLIC
Commission Expires: 12-23-2019

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LEGAL DESCRIPTION

EXHIBIT "A"

THE EAST 38 FEET OF THE WEST 190 FEET OF THE NORTH 190 FEET (EXCEPT THE NORTH 40 FEET) OF BLOCK 9 IN THE PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 15-10-321-005-0000

Commonly known as: 1906 Washington Blvd., Maywood, Illinois 60153

REAL ESTATE TRANSFER TAX		31-May-2018
 	COUNTY:	47.50
	ILLINOIS:	95.00
	TOTAL:	142.50
15-10-321-005-0000		20180501676187 0-869-080-352

Clerk's Office of Cook County