

UNOFFICIAL COPY

Doc#: 1825333216 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2018 11:38 AM Pg: 1 of 3

ADMINISTRATOR'S DEED

The Grantor, William Edward Boehringer II, as Independent Administrator of the Estate of Lynne Boehringer, deceased, by virtue of letters of office issued to said Administrator by the Circuit Court of Cook County, State of Illinois, and in exercise of the power of sale granted to William Edward Boehringer II in and by the Illinois Probate Act, Illinois Revised Statutes Chapter 110 1/2, Paragraph 28-8 and purvance of every other power and authority so enabling, and in consideration of the sum of THREE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 dollars, receipt whereof is hereby acknowledged, does hereby quit claim and convey unto Kristin Nelson, A SINGLE WOMAN OF Chicago, IL, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20180801656894
ST/CO Stamp 1-518-772-384 ST Tax \$365.00 CO Tax \$182.50
City Stamp 1-250-336-928 City Tax: \$3,832.50

SEE ATTACHED LEGAL DESCRIPTION

To have and to hold said premises not in tenancy in common, but in joint tenancy forever.

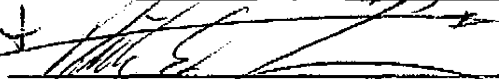
Permanent Real Estate Index Number: 17-03-102-033-1014

Address of Real Estate: 1430 North Astor Street, Unit 8B, Chicago, IL 60610

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20th day of August, 2018.



William Edward Boehringer II, as Independent Administrator of the Estate of Lynne Boehringer



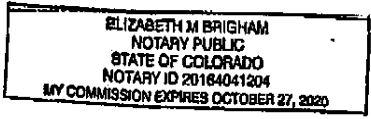
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State of Colorado,
County of Itkin, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Edward Boehringer II, as Independent Administrator of the Estate of Lynne Boehringer, personally known to me to be the same person whose name 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 as such Administrator for the used and purposes therein set forth.

Given under my hand and official seal this 30th day of August, 2018.

CA R
NOTARY PUBLIC



This instrument prepared by Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton Avenue, Arlington Heights, IL 60005

Mail to:
Law Office of Charles A. Janda
120 N. LaSalle St., Suite 1040
Chicago, IL 60602

Send Subsequent Tax Bills to:
Kristin Nelson
1430 N. Astor St., Unit 8B
Chicago, IL 60610

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 18GNW282037RM

For APN/Parcel ID(s): 17-03-102-033-1014

UNIT 8B IN THE ASTOR VILLA CONDOMINIUM AS DELINEATED ON SURVEY OF FOLLOWING PARCEL:

LOTS 11, 12, 13 AND 14 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO L. S. D. ADDITION BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF THE NORTH FRACTIONAL SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22511115, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Proprietary Cook County Clerk's Office