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ADMINISTRATOR'S DEED Statutory (Illinois)

Doc#: 1905608015 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/25/2019 09:22 AM Pg: 1 of 3

Dec ID 20190201698395
ST/CO Stamp 1-069-775-264 ST Tax \$211.00 CO Tax \$105.50
City Stamp 0-314-038-688 City Tax: \$2,215.50

THE GRANTOR, Alan Almoradie, as the Independent Administrator of The Estate of Antonio T. Almoradie, deceased, by virtue of letters of office issued to him by the Circuit Court of Cook County, State of Illinois, Case No.: 18 P 6168, and in exercise of the power of sale granted to him in and by said Order and in pursuance of every other power and authority him enabling, and in consideration of the sum of TWO HUNDRED AND ELEVEN THOUSAND & 00/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby QUIT-CLAIM AND CONVEY unto Stefanie Kwasiborski and Ross R Schultz, of 1590 W. Walton, Unit 3, Chicago, Illinois 60642, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


FOR LEGAL DESCRIPTION *an unmarried woman **an unmarried man
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1749 W. Leland Avenue, Unit H, Chicago Illinois 60640
P.I.N Nos.: 14-18-209-022-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the years of 2018 and 2019.

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

ACKNOWLEDGEMENTS TO FOLLOW

REAL ESTATE TRANSFER TAX	19-Feb-2019
 CHICAGO:	1,582.50
CTA:	633.00
TOTAL:	2,215.50 *

14-18-209-022-0000 | 20190201698395 | 0-314-038-688

* Total does not include any applicable penalty or interest due

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Dated this 11 day of February, 2019

Alan Almoradie, individually and as the Independent Administrator of the Estate of Antonio T. Almoradie

REAL ESTATE TRANSFER TAX

21-Feb-2019



COUNTY:	105.50
ILLINOIS:	211.00
TOTAL:	316.50

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

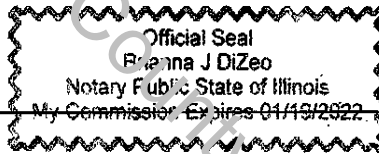
14-18-209-022-0000

| 20190201698395 | 1-069-775-264

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Alan Almoradie, individually and as the Independent Administrator of the Estate of Antonio T. Almoradie 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of February, 2019.

Notary Public



**THIS INSTRUMENT
PREPARED BY:**

Seth A. Kaplan, Esq.
Rudolph Kaplan LLC
20 North Clark St., Suite 2500
Chicago, IL 60602

WHEN RECORDED

RETURN TO:

Stefanie Kwasiborski and Ross R Schultz
~~1503~~ 1530 W. Walton, Unit 3
Chicago, Illinois 60642

SEND FUTURE TAX

BILLS TO:

Stefanie Kwasiborski and Ross R Schultz
~~1503~~ 1530 W. Walton, Unit 3
Chicago, Illinois 60642

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

That part of Lot 1 lying East of a line drawn from a point on the North line of said Lot 1, 54.75 feet West of the North East corner of said Lot 1 to a point on the South line of said Lot 1, 54.50 West of the South East corner of said Lot 1 (excepting therefrom the East 35.17 feet of said Lot 1, as measured on the North and South lines thereof) in Block 7 in Ravenswood a Subdivision of Sections 17 and 18, Township 40 North, Range 14 East of the Third Principal Meridian and all easements appurtenant thereto, also

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the declaration of easements recorded as Document number 18564953, in Cook County, Illinois.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN - ALTA Commitment For Title Insurance (8/1/16)

