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1922008267D

PERSONAL REPRESENTATIVE'S DEED

Doc# 1922008267 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2019 03:09 PM PG: 1 OF 3

Property of Cook County Recorder of Deeds Office

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 30th day of July, 2019 by **Gerald Guzzo**, of the Village of Lansing, County of Cook and State of IL, not individually but as Independent Executor of the **Estate of Sandra L. Fantin, Deceased** pursuant to the power and authority granted by order of court entered on May 15, 2019 in the Circuit Court of Cook Illinois, in Case Number 2019 P 002623 hereinafter referred to as Grantor, and of **Miguel A. Trinidad** and **Damaris Trinidad**, as joint tenants of 7328 W. 85th Place, Apt 3B, Bridgeview, IL 60455 hereinafter referred to as Grantees:

WHEREAS, Grantor was duly appointed Independent Executor of the **Estate of Sandra L. Fantin, Deceased**, by the Circuit Court of Cook County, Illinois, in Case Number 2019 P 002623 and has duly qualified as such Independent Executor and said letters of Office are now in full force and effect.

NOW, THEREFORE, the Grantor, not individually but as such Independent Executor, in exercise of the power and authority granted to said Independent Executor in and by the order of court entered on May 15, 2019 in the Circuit Court of Cook Illinois, in Case Number 2019 P 002623, and in consideration of the sum of One Hundred Forty Nine Thousand and Nine Hundred **DOLLARS (\$149,900.00)** in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby **Grant, Sell and Convey** to: **Miguel A. Trinidad** and **Damaris Trinidad** of 7328 W. 85th Place, Apt 3B, Bridgeview, IL 60455, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, **in Joint Tenancy**, in the following described real estate situated in Cook County, Illinois, commonly known as 2606 Ridge Road, Lansing, IL 60438, legally described as:

THE EAST 50 FEET OF LOT 8 IN SUBDIVISION OF THE WEST 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Permanent Index Number: 30-31-120-080-0000
Address(es) of Real Estate: 2606 Ridge Road, Lansing, IL 60438

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Deceased, in and to the premises.

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IN WITNESS WHEREOF, Grantor, not individually, but as the aforesaid, has hereunto set hand and seal the day and year first above written.

Gerald Guzzo, Independent Executor
Gerald Guzzo, not individually but as Independent Executor of the Estate of Sandra L. Fantin, Deceased

STATE OF Florida)
COUNTY OF Escambia) ss

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Gerald Guzzo**, not individually but as Independent Executor of the **Estate of Sandra L. Fantin**, 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 such Independent Executor for the uses and purposes therein set forth.

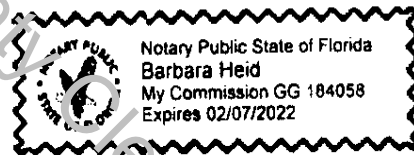
Given under my hand and official seal, this 30 day of July, 2019

Barbara Heid
NOTARY PUBLIC

Commission expires 02-07-22

This instrument was prepared by:

Angelo J. Vitiritti
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438



MAIL TO:
Miguel A. Trinidad and Damaris Trinidad
2606 Ridge Road
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:
Miguel A. Trinidad and Damaris Trinidad
2606 Ridge Road
Lansing, IL 60438

OR Recorder's Office Box No. _

REAL ESTATE TRANSFER TAX

		02-Aug-2019
	COUNTY:	75.00
	ILLINOIS:	150.00
TOTAL:		225.00
30-31-120-080-0000	20190801648588 0-238-283-872	

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Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Estate of Sandra L Fantin
2606 Ridge Rd
Lansing, IL 60438

Telephone: 708-378-3570

Attorney or Agent: Scott R Wheaton
Telephone No.: 708-251-1024

Property Address: 2606 Ridge Road
Lansing, IL 60438

Property Index Number (PIN): 30-31-120-080-0000

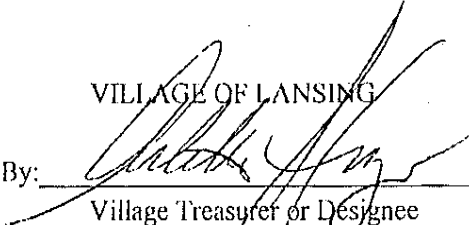
Water Account Number: 209 2750 00 01

Date of Issuance: July 30, 2019

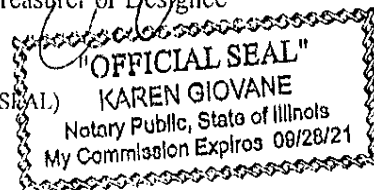
(State of Illinois)
(County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before
me on July 30 2019 by
Karen Giovane

By: 
Village Treasurer or Designee


(Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.