

UNOFFICIAL COPY

EXECUTOR'S DEED

Doc#: 1923217046 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/20/2019 10:14 AM Pg: 1 of 3

RETURN TO: James F. Cooke
215 W Illinois St.
St. Charles IL 60174

Dec ID 20190701643945
ST/CO Stamp 1-135-297-120 ST Tax \$107.50 CO Tax \$53.75

SEND TAX BILLS TO:

Barbara Todd
135 South Kenilworth Avenue, Unit 3
Oak Park, IL 60302

THE GRANTOR(S), The Estate of Marion J. Spencer, Also Known As Joan M. Spencer; deceased, by James Spencer, Independent Executor, by virtue of letters testamentary issued to him by the Circuit Court of Cook County, State of Illinois, Cook County Probate Case No. 2005P004652, and in exercise of the power of sale granted to said Independent Executor in and by said Estate pursuant to every other enabling power and authority, and in consideration of One Hundred Seven Thousand Five Hundred and 00/100 dollars (\$107,500.00) receipt whereof is hereby acknowledged, does hereby remise, release, and convey unto:

^E
Barbara Todd

REAL ESTATE TRANSFER TAX

19-Aug-2019



COUNTY: 53.75
ILLINOIS: 107.50
TOTAL: 161.25

16-07-304-031-1003

20190701643945 | 1-135-297-120

Strike Inapplicable:

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife~~
- d) As an Individual

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 16-07-304-031-1003

PROPERTY ADDRESS: 135 South Kenilworth Avenue, Unit 3, Oak Park, IL 60302

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

Dated this 15 day of August, 2019.

James Spencer (SEAL)

The Estate of Marion J. Spencer, Also Known As Joan M. Spencer; deceased, by James Spencer, Independent Executor

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

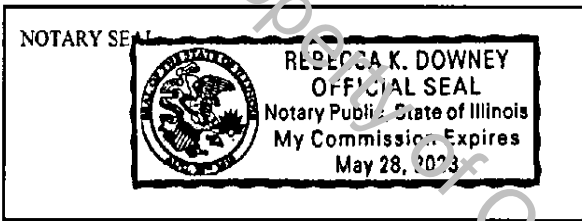
BW19047435 1/2

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STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **James Spencer**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15 day of August, 2019.



Rebecca K. Downey
NOTARY PUBLIC

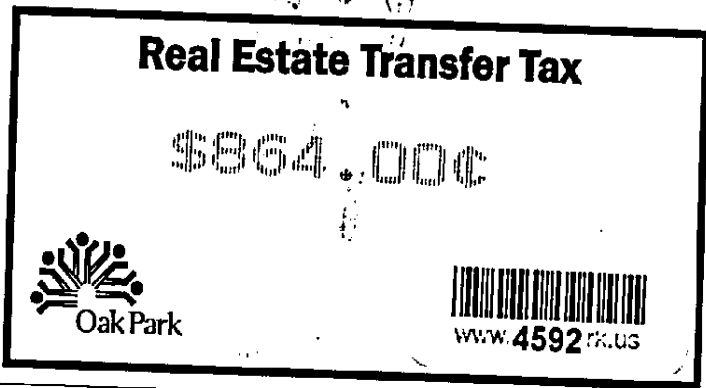
My commission expires on May 28, 2023

NAME and ADDRESS OF PREPARER:
JMC Law Group
111 West Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Representative



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BW19047435

Exhibit A

UNIT 3 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH 10 FEET OF LOT 44 AND ALL OF LOT 47 IN THE RESUBDIVISION OF LOTS 1 TO 11 INCLUSIVE IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 30, 1978 AND KNOWN AS TRUST NO. 78-03-2445 AND RECORDED OCTOBER 18, 1978 AS DOCUMENT NO. 24677181, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PIN: 16-07-304-031-1003

For Informational Purposes only: 135 S. Kenilworth Ave. Apt. 3, Oak Park, IL 60302

Property of Cook County Clerk's Office