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**ADMINISTRATOR'S DEED**

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Doc#: 1925455179 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/11/2019 10:41 AM Pg: 1 of 2

Dec ID 20190801673392  
ST/CO Stamp 1-997-271-648 ST Tax \$196.00 CO Tax \$98.00

**THIS DEED**, made this 30th  
\_\_\_\_\_ day of  
AUGUST, 2019,  
between TIMOTHY P. GRAHAM,  
of Village  
of the City of Elk Grove,  
County of Cook and State of  
Illinois, as Independent Administrator of the  
**ESTATE OF JOHN F. PETERS, JR.**,  
**DECEASED**,

hereinafter referred to as Grantor, and  
MARIA GARCIA and KRYSTAL RIVAS,  
of 9201 Susy Lane, Apartment 2, \*and MANUEL LOPEZ, wife and Husband, \*\* a single person  
of the City of Schiller Park, County of Cook and State of Illinois, hereinafter referred to as Grantees;

**WHEREAS**, Grantor was duly appointed Independent Administrator of the Estate of JOHN F. PETERS, JR.,  
Deceased, by the Circuit Court of Cook County, Illinois, on the 11th day of July, 2018, in  
Cause Number 1737, and has duly qualified as such Administrator and said Letters of Office are now in full force and effect.

**WHEREAS**, Grantor, as such Grantor, on August 21, 2019, filed his Petition in said Court  
for an Order to sell the real estate belonging to said Decedent, JOHN F. PETERS, Jr., hereinafter  
described, to MARIA GARCIA and KRYSTAL RIVAS and

**WHEREAS**, said Order of Court entered on August 21, 2019 ordered the sale to be made to  
MARIA GARCIA AND KRYSTAL RIVAS, for the sum of  
**DOLLARS** (\$ 196,000.00 ) free and clear of any liens as prayed for in said petition.

**NOW THEREFORE** this DEED witnesseth that Grantor, in consideration of the premises and the sum of  
ONE HUNDRED NINETY SIX THOUSAND DOLLARS (\$ 196,000.00 ) to him in hand paid by Grantee, the receipt  
whereof is hereby acknowledged, does **GRANT, SELL and CONVEY** to MARIA GARCIA AND KRYSTAL RIVAS,  
not in Tenancy in Common, but in **JOINT TENANCY**, all the following-described real estate situated in the County of  
Cook and State of Illinois, and known and described as follows, namely: (See reverse side for legal description.)

Permanent Index Number (PIN): 12-21-310-026-0000 and 12-21-310-027-0000  
Address(es) of Real Estate: 3436 Scott Street, Franklin Park, Illinois 60131

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

**TO HAVE and TO HOLD** same unto said Grantees, not in tenancy in common, but in joint tenancy forever.  
**TO WITNESS WHEREOF**, Grantor, as Administrator aforesaid, has hereunto set his hand and seal the day and  
year first above written.



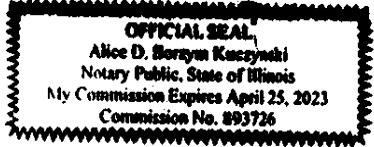
This stamp processed pursuant to  
Section 7-106.4 A (2) of the  
Franklin Park Village  
governing review of documents

TIMOTHY P. GRAHAM, Independent Administrator  
of the Estate of JOHN F. PETERS, Jr., Dec'd.

DATED this 30th day of August, 2019.  
(SEAL) (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY P. GRAHAM, Independent Administrator of the Estate  
of JOHN F. PETERS, JR., Deceased, 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 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 official seal, this 30th day of August, 2019  
Commission expires April 25, 2023

This instrument was prepared by Alice D. Borzym, Attorney at Law, 6650 No. Northwest Highway, Suite 204, Chicago, Illinois 60631  
(NAME AND ADDRESS) Tel: 773 - 792 - 0770

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## Legal Description

of premises commonly known as 3436 Scott Street, Franklin Park, Illinois 60131

Lots 7 and 8 in Block 44 in the Third Addition to Franklin Park, a Subdivision in Sections 21 and 28, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 12 - 21 - 310 - 026 - 0000 and 12 - 21 - 310 - 027 - 0000

Property of Cook County Clerk's Office

### SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {

Dreyfus Law Group  
(Name)

2040 North Harlem Avenue  
(Address)

Elmwood Park, Illinois 60707  
(City, State and Zip)

Ms. Maria Garcia  
(Name)

Ms. Krystal Rivas  
(Name)

3436 Scott Street  
(Address)

Franklin Park, Illinois 60131  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_