

# UNOFFICIAL COPY

Doc#: 1925957207 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/16/2019 11:18 AM Pg: 1 of 2

Dec ID 20190801662556  
ST/CO Stamp 0-671-631-968 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 0-165-933-664 City Tax: \$3,675.00

1/3

190233300294

## EXECUTOR'S DEED

THIS INDENTURE, made this 4<sup>TH</sup> day of SEPTEMBER, 2019, between TERRENCE E. KIWALA, Sr., of the City of Lake Forest, in the County of Lake, and State of Illinois, as Independent Executor under the Last Will and Testament of HELEN J. KIWALA, Deceased, late of the County of Cook, State of Illinois, Party of the First Part, and GEORGE GOUNARIS, divorced and not since remarried, of the City of Chicago, in the County of Cook, and State of Illinois, Party of the Second Part;

WITNESSETH, that whereas, HELEN J. KIWALA, Deceased, late of the County of Cook and State of Illinois, in her lifetime, made and executed her Last Will and Testament, bearing date the 18th day of May, 2012, as modified by First Codicil dated June 30, 2014, which Will and Codicil was thereafter, and on the 17th day of October, 2018, duly proved and admitted to probate in and by the Circuit Court of Cook County, Illinois, in the State of Illinois, in Case No. 18 P 6137, whereby, among other things, she constituted and appointed the said TERRENCE E. KIWALA, SR., as Independent Executor of her Last Will and Testament, and did thereby empower the said Independent Executor to sell and dispose of the real estate belonging to the said testator at the time of her death.

NOW, THEREFORE, the said Party of the First Part, by virtue of the power and authority to him given in and by the said Last Will and Testament of HELEN J. KIWALA, Deceased, and pursuant to the power and authority vested in her pursuant to Section 28-8 of the Illinois Probate Act, and for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00) to him in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby GRANT, SELL, and CONVEY unto the said Party of the Second Part, all interest of the Decedent in and to the following described real estate, situated in Cook County, Illinois, to-wit:

THE SOUTH HALF (1/2) OF LOT ONE HUNDRED FIFTY-THREE (153) AND LOT ONE HUNDRED FIFTY-FOUR (154) IN WILLIAM ZELOSKY'S PARK VIEW CREST, BEING A SUBDIVISION OF TRACT NUMBER ONE (1), BRUMMEL AND CASE FOREST PRESERVE CONSOLIDATION PLAT, ACCORDING TO THE PLAT OF SAID PARK VIEW CREST, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 13, 1920, AS DOCUMENT NUMBER 117591 IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO IN LOT FIVE (5) OF BILLY CALDWELL'S RESERVE IN TOWNSHIP 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-05-104-032-0000  
P.I.N.: 13-05-104-033-0000

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Drive, Suite 2410  
Chicago, IL 60606  
Recording Department

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**SUBJECT TO:** General real estate taxes not yet due and payable; covenants, conditions and restrictions of record, building lines and easements, if any.

IN WITNESS WHEREOF, the said Party of the First Part, Independent Executor of the Last Will and Testament of the said HELEN J. KIWALA, Deceased, has hereunto set his hand and seal, the day and year first above written.

Terrence E. Kiwala, Sr.  
TERRENCE E. KIWALA, SR., Independent Executor  
of the Estate of HELEN J. KIWALA, Deceased

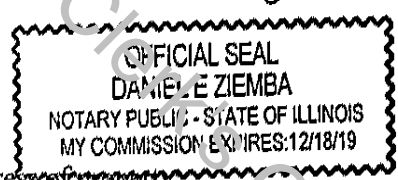
STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF LAKE            )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that TERRENCE E. KIWALA, SR., Independent Executor of the Last Will and Testament of HELEN J. KIWALA, 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 as such Independent Executor, acknowledged that he signed, sealed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4<sup>th</sup> day of SEPTEMBER, 2019.

Commission expires: 12-18-19

Daniel E Ziemba  
Notary Public



This instrument was prepared by:

Daniel E. Ziemba, Esq.  
700 Deerfield Road, P.O. Box 231  
Deerfield, IL 60015  
(847) 945-7050

Address of property: \_\_\_\_\_  
6338 N. Melvina Ave.  
Chicago, IL 60646

Mail to:  
Dennis M. Walsh  
1635 HARLEM #400  
TINLEY PARK, IL  
60477

Send subsequent tax bills to:  
George Gounaris  
6338 N. Melvina Ave.  
Chicago, IL 60646