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PREPARED BY:

David L. Cwik, Attorney at Law
Law Office of David L. Cwik
6968 W. North Avenue
Chicago, Illinois 60707

Doc# 2003706092 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2020 12:56 PM PG: 1 OF 4

RETURN TO:

SEMPER FIDELIS, LLC
185 N. Franklin, 2nd Floor
Chicago, Illinois 60606

MAIL TAX BILLS TO:

SEMPER FIDELIS, LLC
185 N. Franklin, 2nd Floor
Chicago, Illinois 60606

INDEPENDENT ADMINISTRATOR'S DEED

THIS IDENTURE made this 17 day of December, 2019 between **Aisha Bradford**, the duly appointed and now acting Independent Administrator of the Estate of Willie Carl Harris, Deceased, party of the first part, and **SEMPER FIDELIS, LLC**, a Limited Liability Company, party of the second part of 185 N. Franklin, 2nd Floor, Chicago, Illinois 60606.

WHEREAS, Willie Carl Harris, died intestate and whereby Aisha Bradford was appointed as the Independent Administrator of his estate.

WHEREAS, Aisha Bradford, Independent Administrator, of the Estate of Willie Carl Harris, Deceased has power pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes.

NOW, THEREFORE, this indenture witnesseth, that the said part of the first part in consideration of the premises and in consideration of the sum of TEN (\$10.00) DOLLARS and by virtue of the power and authority to her pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes as heretofore described, does hereby convey and quit claim and by these presents does convey and quit claim unto the part of the second party, the following described parcel of real estate situation in DuPage County, Illinois legally known and described as follows:

S Y
P B4
S
M
SC Y
E
INT JH

PLEASE SEE THE ATTACHED LEGAL DESCRIPTION
MARKED AS EXHIBIT "A"

Property Index Number: 20-03-225-013-0000

Commonly known as 4235 S. Champlain Ave., Chicago, Illinois 60653-2923

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

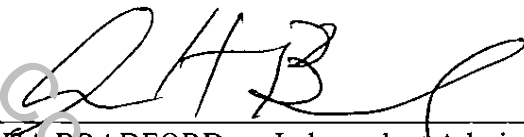
1999230 9/11

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TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Willie Carl Harris, had at the time of his death in and to the said premises: to have and hold the same unto the said party of the second part, her heirs and assigns forever, as fully and effectually to all intents and purposes in law as the said party of the first part might, could or ought to sell and convey the same, by virtue of the said provisions of 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes.

Subject to any easements, conditions, covenants and/or restrictions of record and real estate taxes for 2017 and subsequent years.

IN WITNESS WHEREOF, the said party of the first part as Independent Administrator of the Estate of Willie Carl Harris, Deceased has hereunto set her hand and seal the day and year first above written.



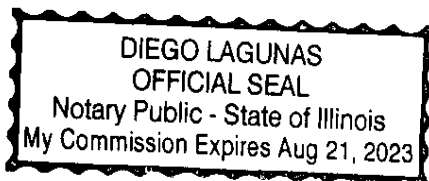
AISHA BRADFORD, as Independent Administrator of
The Estate of Willie Carl Harris, Deceased

STATE OF ILLINOIS)
) SS:
COUNTY OF ^{Cook} ~~DUPAGE~~)

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that Aisha Bradford, as Independent Administrator of the Estate of Willie Carl Harris, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act as Independent Administrator of the Estate of Willie Carl Harris, Deceased for the uses and purposes therein set forth.



NOTARY PUBLIC



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LEGAL DESCRIPTION


EXHIBIT "A"

LOT 3 IN THE SUBDIVISION OF LOT 22 (EXCEPT THAT NORTH 25 FEET THEREOF) IN MARGARET JOHNSTON'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTH EAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4235 S. Champlain Ave., Chicago, Illinois 60653-2923

Permanent Index Number: 20-03-225-013-0000

REAL ESTATE TRANSFER TAX		28-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-03-225-013-0000 20200101697108 0-980-163-424		

REAL ESTATE TRANSFER TAX		28-Jan-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-03-225-013-0000 20200101697108 0-695-069-536		

* Total does not include any applicable penalty or interest due.

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STATEMENT BY GRANTOR AND GRANTEE

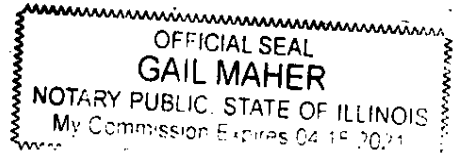
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12/17/2019

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me on Dec 17, 2019

Notary Public Gail Maher



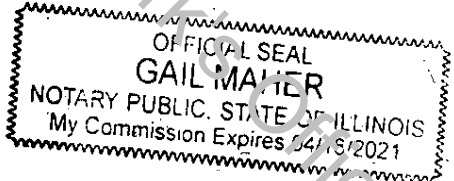
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 12/19/2019

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me on Dec 19, 2019

Notary Public Gail Maher



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)