

UNOFFICIAL COPY

Doc#: 2021016171 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/28/2020 02:09 PM Pg: 1 of 3

Dec ID 20200601601183
ST/CO Stamp 1-221-481-184 ST Tax \$153.00 CO Tax \$76.50

*** One Hundred Fifty Three Thousand
(\$153,000.00) Dollars

— Above Space For Recorder's Use —

Executor's Deed

Grantor, John A. Stryzik, Independent Executor for the Estate of Elaine Jo Stryzik, deceased, of 8537 Thomas Charles Lane, Hickory Hills, Illinois, 60457, pursuant to the authority granted the Executor in the proceeding pending in the Circuit Court of Cook County, Case. No. 2019 P 005622, for and in consideration of *** in hand paid and other good and valuable consideration, CONVEY AND WARRANT to Grantee, BEATA I. GLUC a divorced woman not since remarried, of *** the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

** 5135 S. LaSalle, Chicago, IL 60638

PARCEL 1:

THE EAST 26.17 FEET OF THE WEST 39.17 FEET OF THE NORTH 55.00 FEET OF THE SOUTH 70 FEET OF LOT 4 IN THOMAS CHARLES ESTATES, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS OF THOMAS CHARLES ESTATES TOWNHOMES RECORDED JULY 20, 1995 AS DOCUMENT 95473828 IN COOK COUNTY, ILLINOIS.

THIS IS NOT A HOMESTEAD PROPERTY FOR GRANTOR.

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; (e) rights of existing tenant(s) under an unrecorded lease; and (f) acts done or suffered by Grantees.

PIN: 18-35-307-051-0000

Address of Real Estate: 8537 Thomas Charles Ln., Hickory Hills, IL 60457

Chicago Title

196SA818037HH

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PLAT ACT AFFIDAVIT

STATE OF IL
COUNTY OF COOK

Escrow No.: 19GSA818037HH

The Estate of Elaine Jo Stryzik, deceased, John A. Stryzik, Independent Executor, being duly sworn on oath, states that She resides at 8537 Thomas Charles Ln., Hickory Hills, IL 60457. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Estate of Elaine Jo Stryzik, deceased, John A. Stryzik, Independent Executor

BY: John Stryzik by MAM POA

STATE OF IL
COUNTY OF COOK

Subscribed and sworn to before me this 9 of June, 2020.

[Signature]
Notary Public

