

UNOFFICIAL COPY

Doc#: 2028120024 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/07/2020 09:23 AM Pg: 1 of 3

Independent Administrator's Deed

AMS
Mail to:
Esperanza Chavez
719 Eagle Creek Road
Valparaiso, IN 46385

Dec ID 20200801663721
ST/CO Stamp 1-181-077-984
City Stamp 0-946-459-104

Name and Address of Taxpayer:
Esperanza Chavez
719 Eagle Creek Road
Valparaiso, IN 46385

The Grantor GABRIEL CHAVEZ, not individually but as Independent Administrator of the Estate of Dolores Chavez, Deceased, of the City of Chicago, County of Cook, and State of Illinois, acting pursuant to letters of office issued by the Clerk of the Circuit Court of the Clerk of the Circuit Court of Cook County, Illinois, in case No. 2011 P 5028, Calendar 7, and by power and authority as Independent Representative pursuant to applicable provisions of the Probate Code Ill.Rev.Stat. ch. 755 ILCS 5/ (2010) and in pursuance to every other power and authority hereby enabling, and in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby QUIT CLAIM AND CONVEY unto

ALFONSO CHAVEZ, a married man, of 4128 Joliet Ave., Lyons, IL 60534, as to a 1/6 tenancy in common share;
MIGUEL CHAVEZ JR., a married man, of 5214 S. Millard, Chicago, IL 60632, as to a 1/6 tenancy in common share;
MARIA C. ALCANTARA, a married woman, of 6957 Riverside Dr., Berwyn, IL 60402, as to a 1/6 tenancy in common share;
ESPERANZA CHAVEZ, an unmarried woman, of 719 Eagle Creek Road, Valparaiso, IN 46385, as to a 1/6 tenancy in common share;
GABRIEL CHAVEZ, a married man, of 5148 S. Menard, Chicago, IL 60638, as to a 1/6 tenancy in common share; and
BERTHA AVILES, a married woman, of 2318 S. Christiana, Chicago, IL 60623, as to a 1/6 tenancy in common share

the following described real estate, including but not limited to any mineral interests therein, situated in the County of Cook, State of Illinois, to wit:

LOT 3 IN BLOCK 15 IN WALKER'S DOUGLAS PARK ADDITION TO CHICAGO, IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-24-423-023-0000
Common Address: 2605 W. 21st Street, Chicago, IL 60608

Dated this 1st day of April 2019.

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 Gabriel Chavez, Independent Administrator

State of Illinois
County of Cook

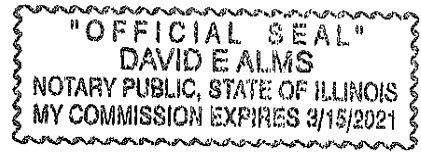
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gabriel Chavez, not individually but as the duly authorized and acting Independent Administrator of the Estate of Dolores Chavez, Deceased, personally known to me to be the same person whose name is subscribed to the forgoing instrument appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of April, 2019.



 Notary Public

my commission expires: 3/15/2021



IMPRESS SEAL HERE

THIS TRANSACTION EXEMPT PURSUANT TO PARAGRAPH 4 (E), THE REAL ESTATE TRANSFER TAX ACT

Dated: April 1, 2019 Agent: 

Name and Address
of Preparer:
David E. Alms, Ltd.
2815 Forbs Ave., Suite 107
Hoffman Estates, IL 60192

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 4 | 1 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Lauren Miskell

By the said (Name of Grantor): David E. Ains, Attorney

On this date of: 4 | 1 | 2019

NOTARY SIGNATURE: Lauren Miskell

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 4 | 1 | 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Lauren Miskell

By the said (Name of Grantee): David E. Ains, Attorney

On this date of: 4 | 1 | 2019

NOTARY SIGNATURE: Lauren Miskell

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)