

UNOFFICIAL COPY

Doc#: 2029207365 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/20/2020 03:34 PM Pg: 1 of 3

Dec ID 20200701644382
ST/CO Stamp 1-136-511-456 ST Tax \$325.00 CO Tax \$162.50

RECORDING COVER PAGE

Fidelity National Title
ADMINISTRATOR'S DEED
SC20022996

Property of Cook County Clerk's Office

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ADMINISTRATOR'S DEED

ILLINOIS

Above Space for Recorder's Use Only

THIS DEED between THE GRANTOR(s), The Estate of Obadja Gregoire n/k/a Obaja Gregoire, deceased, PATRICK CARPEL & REGINALD FLEURIMA, Independent Executor (or Administrator), as Administrator(s) of the ESTATE OF OBAJA GREGOIRE DECEASED and THE GRANTEE (s), John T McDonnell and Geneva M Fox, WHEREAS, Grantor(s) was/were duly appointed Administrator(s) of the Estate of OBAJA GREGOIRE, Deceased, who resided in the City of Evanston, Illinois and who died intestate on 04/25/2019. Thereafter proceedings were instituted in the Circuit Court of COOK County, Illinois, in Case Number 2019 P 004056, to probate the estate of said DECEASED and on 07/22/2019 The Estate of Obadja Gregoire n/k/a Obaja Gregoire, deceased, PATRICK CARPEL & REGINALD FLEURIMA, Independent Executor (or Administrator), GRANTOR was duly qualified as the Administrator(s) of said estate, and Letters are now in full force and effect. NOW, THEREFORE, this DEED witnesseth, that Grantor, in exercise of the powers granted to said Administrator(s), and in consideration of the sum of \$325,000.00 DOLLARS and other good and valuable consideration in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to (Name and Address of Grantee-s) John T McDonnell and Geneva M Fox of 939 RIDGE CT., EVANSTON, IL, 60202 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof).* * US TENANTS IN COMMON

SUBJECT TO: General taxes for ~~2019~~ ²⁰²⁰ and subsequent years, Covenants, conditions and restrictions of record, if any; BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THAT THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Permanent Real Estate Index Number(s): 10-24-202-027

Address(es) of Real Estate: 1230 Florence Ave Evanston Illinois 60202

[Handwritten Signature]

[Handwritten Signature]

The Estate of Obadja Gregoire n/k/a Obaja Gregoire, deceased, PATRICK CARPEL & REGINALD FLEURIMA, Independent Executor (or

The date of this deed of conveyance is 07/29/2020.

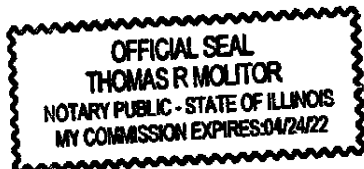
Administrator)

FIDELITY NATIONAL TITLE
 SC20022996

As Administrator as aforesaid

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 The Estate of Obadja Gregoire n/k/a Obaja Gregoire, deceased, PATRICK CARPEL & REGINALD FLEURIMA, Independent Executor (or Administrator) Administrator(s) of the Estate of OBAJA GREGOIRE, Deceased, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as Administrator of the Estate of OBAJA GREGOIRE, Deceased, for the uses and purposes therein set forth.

Given under my hand and official seal 07/29/2020. ^{27th}



[Handwritten Signature]

 NOTARY PUBLIC

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LEGAL DESCRIPTION

For the premises commonly known as: 1230 Florence Ave
Evanston, Illinois 60202

Legal Description:



LOT 9 AND THE SOUTH HALF OF LOT 8 IN BLOCK 1 IN WINTER'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 6 IN CHARLES AND PITNERS ADDITION TO EVANSTON IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTH 10 ACRES OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF BLOCK 3 IN WILDER AND CHASES' SUBDIVISION IN THE NORTH HALF OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

034207

CITY OF EVANSTON
Real Estate Transfer Tax

PAID JUL 24 2020 AMOUNT \$ 1555.00
Agent LB

REAL ESTATE TRANSFER TAX		05-Sep-2020
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
10-24-202-027-0000	20200701644382	1-136-511-456

This instrument was prepared by:
THOMAS MOLITOR
LAW OFFICE OF THOMAS R.
MOLITOR
1133 SCOTT AVE.
WINNETKA, IL 60093

Send subsequent tax bills to:
John T McDonnel and Geneva M Fox
939 RIDGE CT. EVANSTON
Illinois 60202

Mail recorded document to:
John T McDonnel and Geneva M Fox
939 RIDGE CT. EVANSTON
Illinois 60202