

# UNOFFICIAL COPY

## EXECUTOR'S DEED



\*2034406015D\*

Doc# 2034406015 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/09/2020 10:35 AM PG: 1 OF 2

THE GRANTOR: **MATTHEW STEVENS** as Administrator with the Will Annexed of the Estate of **DAVID CLARK STEVENS**, deceased, by virtue of letters of administration issued to him by the Circuit Court of Cook County, Probate Division, State of Illinois, and in exercise of the power of sale granted to him in and by said Letters of Office and in pursuance of every other power and authority, and in consideration of the sum of \$1,033,000 Dollars, receipt whereof is hereby acknowledged, does hereby

CONVEY AND WARRANT TO: **MATTHEW STEVENS** and **JONATHAN STEVENS**, as tenants in common, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

LOT ONE (EXCEPT THE NORTH THIRTY-THREE (33) FEET THEREOF) AND LOT TWO (2) IN BLOCK TWO (2) IN WILDER AND CHASE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

**SUBJECT ONLY TO:** General taxes not due and payable; covenants, conditions and restrictions of record, building lines and public and utility easements if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD said premises forever.

CITY OF EVANSTON  
**EXEMPTION**

Permanent Real Estate Index Number: 10-24-204-009

Address of Real Estate: 1250 Asbury Avenue, Evanston, Illinois 60202

DATED this 5<sup>TH</sup> day of May, 2020

X [Signature]  
**MATTHEW STEVENS**

Exempt under Real Estate Transfer Tax Act Section 4: paragraph 5

State of New York )  
County of KINGS ) ss

Date: May 5, 2020 Signed: Stephan, atty

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MATTHEW STEVENS**, as independent Administrator with the Will Annexed of the Estate of **DAVID CLARK STEVENS**, deceased, by virtue of letters testamentary issued to him by the Circuit Court of Cook County, Probate Division State of Illinois, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5<sup>TH</sup> day of May, 2020.

Commission expires JULY 1, 2023

[Signature]  
Notary Public

This instrument was prepared by Sandra Ferguson McPhee, Esq., 825 Green Bay Road, Suite 270, Wilmette, IL 60091

Mail to:  
Matthew Stevens  
1250 Asbury Avenue  
Evanston, Illinois 60202

MONIKA DEDZA  
Notary Public, State of New York  
Reg. No. 01DE6394335  
Qualified in Kings County  
Commission Expires July 01, 2023

Send subsequent tax bills to:  
Matthew Stevens  
1250 Asbury Avenue  
Evanston, Illinois 60202

REAL ESTATE TRANSFER TAX		19-Oct-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

10-24-204-009-0000 | 20200501689559 | 0-759-553-504

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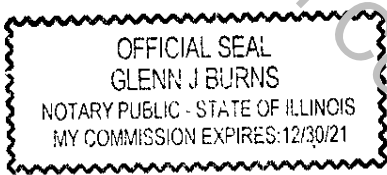
## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated: May 28, 2020

Signature: Sandra Lee Napier  
Grantor *atly*

Subscribed and sworn to before me this 28<sup>th</sup> day of May, 2020



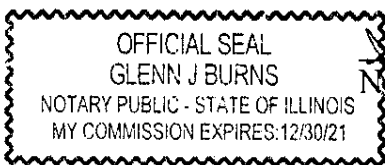
Glenn J. Burns  
Notary Public

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 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: May 28, 2020

Signature: Sandra Lee Napier  
Grantee *atly*

Subscribed and sworn to before me this 28<sup>th</sup> day of May, 2020



Glenn J. Burns  
Notary Public

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 County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]