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751554



ADMINISTRATOR'S DEED

Doc# 2100628038 Fee \$88.00

THIS DEED, made this 20th day of November 2020, between Deborah A. Dulian, of 871 Bryn Mawr, Roselle, IL 60172, County of Cook and State of Illinois, Plenary Guardian of the Estate and the Person of JOANNE M. DULIAN, a Disabled Person, hereinafter referred to as Grantor, and Rafal Grek, a Sole owner of 4901 N. Mont Clare Avenue, Chicago, IL 60656, County of Cook and State of Illinois, hereinafter referred to as Grantee;

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2021 03:07 PM PG: 1 OF 5

(The Above Space For Recorder's Use Only)

WHEREAS, Grantor was duly appointed Plenary Guardian of the Estate and the Person of JOANNE M. DULIAN, a Disabled Person, by the Circuit Court of Cook County, Illinois on the 27th day of February, 2020, in Cause Number 2019 P 007833, and is duly qualified as such Plenary Guardian, and said Letters of Office are now in full force and effect.

NOW, THEREFORE, this DEED witness, that Grantor, pursuant to the Order to Sell Decedent's Real Estate entered by the Circuit Court on NOVEMBER 24, 2020, in the Estate of the Joanne M. Dulian, a Disabled Person, in Case Number 2019 P 007833, and in consideration of the sum of ONE HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$187,000.00), and other good and valuable consideration to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does **GRANT, SELL and CONVEY** to Rafal Grek, as sole owner, in the following described real estate situated in the County of Cook and the State of Illinois, and known and described as follows, namely:

(See reverse side for legal description)

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

PERMANENT INDEX NO.: 12-25-209-027-0000

COMMONLY KNOWN AS: 3015 N. OLEANDER, CHICAGO, IL 60607

TOGETHER WITH ALL right, title, interest whatsoever, at law or in equity of said Estate, in and to the premises.

IN WITNESS WHEREOF, Grantor, as Plenary Guardian of the Estate and the Person aforesaid, has hereunto set her hand and seal the day and year first above written.

Deborah A. Dulian (SEAL)
Deborah A. Dulian, Plenary Guardian of the Estate and
the Person of JOANNE M. DULIAN, a Disabled Person

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah A. Dulian, as Plenary Guardian of the Estate and the Person, of the Estate of Joanne M. Dulian, a Disabled Person, 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 she signed, sealed and delivered the said instrument as the Plenary Guardian of the Estate and the Person, for the uses and purposes herein set forth.

Given under my hand and official seal this ___20th___ day of ___November___, 2020

Gabriel M. Caporale
Notary Public



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~~LEGAL DESCRIPTION: THE SOUTH 30 FEET OF THE NORTH 70 FEET OF LOT 32 IN JOHN W. THOMPSON AND COMPANY'S SECOND ADDITION TO ELMWOOD PARK GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

PERMANENT INDEX NO.: 12-25-209-027-0000

COMMONLY KNOWN AS: 3015 N. OLEANDER, CHICAGO, IL 60707

SUBJECT ONLY TO GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

THE REAL ESTATE IS SOLD IN ITS PRESENT "AS-IS" CONDITION.

This instrument was prepared by:

Law Office of Gabriel M. Caporale
7646 W. North Ave.
Elmwood Park, IL 60707

Address of Property: 3015 N. OLEANDER, CHICAGO, IL 60707

Mail tax bills to: Rafal Grek, 3015 N. OLEANDER, CHICAGO, IL 60707

Mail recorded document to: Julita Kocinski., 3311 N. Harlem, Chicago, IL 60634

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EXHIBIT "A"

THE SOUTH 30 FEET OF THE NORTH 70 FEET OF LOT 32 IN JOHN W. THOMPSON AND COMPANY'S SECOND ADDITION TO ELMWOOD PARK GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

01-Dec-2020



CHICAGO:

1,402.50

CTA:

561.00

TOTAL:

1,963.50 *

12-25-209-027-0000 | 20201101655830 | 1-309-124-576

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

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REAL ESTATE TRANSFER TAX

01-Dec-2020



COUNTY:	93.50
ILLINOIS:	187.00
TOTAL:	280.50

12-25-209-027-0000

| 20201101655830 | 0-955-164-640