

UNOFFICIAL COPY

Independent Executor's Deed

ILLINOIS

Doc#: 2104806419 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2021 03:19 PM Pg: 1 of 3

Dec ID 20201201678838
ST/CO Stamp 1-926-332-384 ST Tax \$289.50 CO Tax \$144.75
City Stamp 1-178-228-704 City Tax: \$3,039.75

Above Space for Recorder's Use Only

THIS DEED between THE GRANTOR, Lillian Sepulveda, of the City of Chicago, County of Cook, and the State of Illinois, as Independent Executor of the ESTATE OF CONRADO RAMOS, DECEASED and THE GRANTEE, Emanuel Escarpita. WHEREAS, Grantor was duly appointed Independent Executor of the Estate of Conrado Ramos, Deceased, by the Circuit Court of Cook County, Illinois, in Case Number 2020 P 000829 and has duly qualified as such Executor, and said Letters of Office are now in full force and effect. NOW, THEREFORE, this DEED witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor in and by the Will of Conrado Ramos, Decedent, and in consideration of the sum of \$281,500, and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to Emanuel Escarpita of 6309 W. Patterson, Chicago, Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois to wit:

LOT 3 (EXCEPT THE NORTH ONE FOOT THEREOF) AND THE NORTH 5 FEET OF LOT 4 IN STROBRIDGE'S SUBDIVISION OF LOTS 1, 4, 5, AND 8 IN BLOCK 3 AND LOTS 2 AND 3 IN BLOCK 4 OF HAGEN AND BROWN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and General taxes for the year 2020 and subsequent years;

Permanent Real Estate Index Number(s): 13-35-323-002-0000

Address(es) of Real Estate: 1651 N. Harding Ave, Chicago IL 60647

FIDELITY NATIONAL TITLE

CH 20042481

10/2

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Dated this 19 day of November, 2020.

X Lillian Sepulveda

Lillian Sepulveda, as Independent Executor
of the Estate of Conrado Ramos, deceased

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 Lillian Sepulveda, as Independent Executor of the Estate of Conrado Ramos, Deceased, 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 Independent Executor of the Estate of , Deceased, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of November, 2020.

Deanne Beth Cooper
Notary Public





GRANTEE'S ADDRESS &

<p>This instrument was prepared by: Richard Duffin Duffin & Dore LLC 206 S Jefferson St Suite 100 Chicago, IL 60661</p>	<p>Send subsequent tax bills to: Emanuel Escarpita 1651 N Harding Avenue Chicago, IL 60647</p>	<p>Mail recorded document to: Emanuel Escarpita 1651 N Harding Avenue Chicago, IL 60647</p>
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REAL ESTATE TRANSFER TAX 31-Dec-2020

	COUNTY:	144.75
	ILLINOIS:	289.50
	TOTAL:	434.25

13-35-323-002-0000 | 20201201678838 | 1-926-332-384

REAL ESTATE TRANSFER TAX 31-Dec-2020

	CHICAGO:	2,171.25
	CTA:	868.50
	TOTAL:	3,039.75 *

13-35-323-002-0000 | 20201201678838 | 1-178-228-704

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

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