

# UNOFFICIAL COPY

Doc#: 2105733098 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/26/2021 11:59 AM Pg: 1 of 3

## EXECUTOR'S DEED

### PREPARED BY:

**JOHN TREPEL & ASSOCIATES**  
5844 W. Irving Park Road  
Chicago, IL. 60634

Dec ID 20210101609109  
ST/CO Stamp 0-457-585-680  
City Stamp 0-757-482-512

### SEND TAX BILLS TO:

**MARY JANKOWSKI**  
3825 N. Paris Ave.  
Chicago, IL. 60634

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This deed, made this 5<sup>th</sup> day of December, 2020 from **MARY JANKOWSKI**, as Independent Executor of the Estate of **LOTTIE R. JANKOWSKI, Deceased**, hereinafter referred to as Grantor, of the city of Chicago, State of Illinois, hereinafter referred to as grantor.

Whereas, Grantor **MARY JANKOWSKI** was duly appointed as **Independent Executor of the Estate of LOTTIE R. JANKOWSKI, Deceased**, by the Circuit Court of Cook County, Illinois, on January 7<sup>th</sup>, 2020, in Case Number **2016 P 003493** and has duly qualified as such Executor, and said letters of office are now in full force and effect.

Now, Therefore, this deed witnessed, that Grantor, **MARY JANKOWSKI** in exercise of the power of sale granted to said Executor in and by the **Will of LOTTIE R. JANKOWSKI Decedent**, and in consideration of the sum of ten dollars (\$10.00) to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does

Conveys and Warrants to **LILLIAN ORTIZ, a married woman, IN FEE SIMPLE, of 3825 N. Paris Ave., Chicago, IL. 60634**, the following described real estate situated in the county of in the state of Illinois, to wit:

**LOT 29 IN BLOCK 6 IN FEUERBORN AND KLODE'S IRVINGWOOD FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**THIS IS NOT HOMESTEAD PROPERTY AS TO LILLIAN ORTIZ**

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set her hand and seals the day and year first above written.

**Permanent Index Number: 12-23-213-011-0000**

**Address(es) of Real Estate: 3825 N. PARIS AVE.  
CHICAGO, IL. 60634**

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TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said ESTATE OF LOTTIE R. JANKOWSKI, deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee, IN FEE SIMPLE forever.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set her hand and seals the day and year first above written.

*Mary K Jankowski, Independent Executor of the Estate of LOTTIE R. JANKOWSKI*

**MARY JANKOWSKI, Independent Executor of the Estate of LOTTIE R. JANKOWSKI**

Property of Cook County Clerk's Office

State of Illinois )

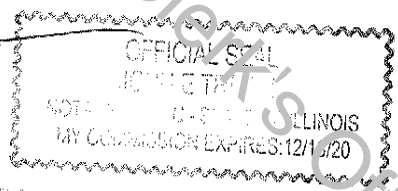
)ss

County of Cook )

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARY JANKOWSKI, Independent Executor of the Estate of LOTTIE R. JANKOWSKI** is 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 sealed and delivered the said instrument as her 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 15<sup>th</sup> day of December, 2020

*[Signature]*  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		09-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

12-23-213-011-0000 | 20210101609109 | 0-757-482-512  
\* Total does not include any applicable penalty or interest due.

"Exempt under provisions of Paragraph E  
Section 4. Real Estate Transfer Act."  
12/21/21 *[Signature]*  
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		09-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-23-213-011-0000 | 20210101609109 | 0-457-585-080

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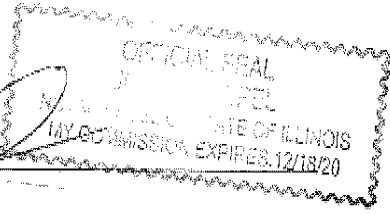
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated December 15<sup>th</sup> 2020 Signature: Mary R. Janowski  
Grantor or Agent

Subscribed and sworn to before me  
by the said MARY R. JANOWSKI  
dated December 15<sup>th</sup> 2020

Notary Public [Signature]

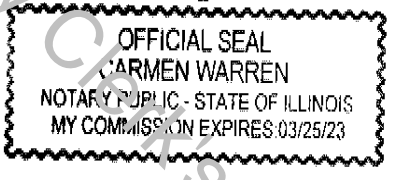


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated December 15<sup>th</sup> 2020 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said AGENT  
dated December 15<sup>th</sup> 2020

Notary Public Carmen Warren



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

**THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO IT'S EXECUTION OR AS TO THE EFFECT UPON TITLE.**