

UNOFFICIAL COPY

Doc# 2106920355 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2021 03:54 PM Pg: 1 of 2

Dec ID 20210101616612
ST/CO Stamp 1-366-955-024 ST Tax \$255.00 CO Tax \$127.50
City Stamp 0-920-720-400 City Tax: \$2,677.50

PR20-62797
1/1 @

EXECUTOR'S DEED Individual to LLC

ANDREW BRAUDY, Independent Representative of the Estate of FLORENCE BRAUDY, deceased, ("Executor"), ANDREW BRAUDY as Grantor, and MICHAEL LEWANDOWSKI and TE-CHING TANG, Grantees, WHEREAS FLORENCE BRAUDY ("Decedent") resided in the City of Chicago, County of Cook, and died on April 14, 2013, leaving a will, appointing ANDREW BRAUDY, as Independent Representative and that thereafter proceedings were instituted in the Circuit Court of Cook County, Probate Division, as Case No. 2014 P 6259, to probate the estate of said Decedent, Grantor was duly appointed and qualified as the Independent Representative of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from 01/29/2021, 2021. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$237,000.00 until 90 days from 01/29/2021, 2021. These restrictions shall run with the land and are not personal to the Grantee.

NOW THEREFORE, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Independent Executor of the said estate does hereby grant, sell and convey to MICHAEL LEWANDOWSKI and TE-CHING TANG, of the City of Chicago, County of Cook, State of Illinois, to have and to hold forever all of the Executor's right, title and interest, as Executor in and to the following described real estate:

See Exhibit "A" attached hereto and made a part hereof

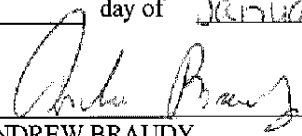
This property is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. e and Cook County Ord. 93-O-27 par. E
SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2021 and subsequent years; and

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
Permanent Real Estate Index Number(s): 17-04-207-086-1022

Address(es) of Real Estate: 1460 N Sandburg Terrace, Unit 2501, Chicago, IL 60610

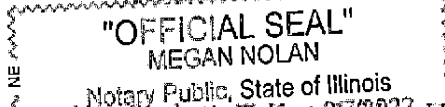
IN WITNESS WHEREOF, the said Grantor, ANDREW BRAUDY, as Independent Executor of the said estate has hereunto set his/her hand and seal on this 13th day of January, 2021.


ANDREW BRAUDY

STATE OF Illinois, COUNTY OF Cook ss.

I, Megan Nolan a Notary Public, do hereby certify that ANDREW BRAUDY, as Executor of the Estate of FLORENCE BRAUDY, 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/she signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 13th day of January, 2021.


"OFFICIAL SEAL"
MEGAN NOLAN
Notary Public, State of Illinois


(Notary Public)

Prepared by: Stephanie Johnson, Hill Day LLC, 2015 W. Fullerton Avenue, Chicago, IL 60647
Mail To: Same as Below

Name and Address of Taxpayer: MICHAEL LEWANDOWSKI and TE-CHING TANG, 1460 N Sandburg Terrace, Unit 2501, Chicago, IL 60610

UNOFFICIAL COPY

Legal Description

Unit Number 2501-A in the Carl Sandburg Village Condominium No. 2, as delineated on a survey of the following described real estate:

A portion of Lot 9 in Chicago Land Clearance Commission No. 3, being a consolidation of Lots and parts of Lots and vacated alleys in Bronson's Addition to Chicago and certain resubdivisions all in the Northeast 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25032908 together with an undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel ID(s): 17-04-207-086-1022

Property of Cook County Clerk's Office