

UNOFFICIAL COPY

ADMINISTRATOR'S DEED

Doc#: 2109007104 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2021 08:36 AM Pg: 1 of 3

Dec ID 20201201601843
ST/CO Stamp 0-778-911-712 ST Tax \$111.00 CO Tax \$55.50
City Stamp 1-315-782-624 City Tax: \$1,165.50

Ch2014026
FIDELITY NATIONAL TITLE

THIS DEED, made this 1st day of December, 2020, by Francisca Aldana of 3724 W 54th St, Chicago IL, as Independent Administrator of the Estate of Gilberto Aldana, deceased, hereinafter referred to as Grantor, and Adem Karaduz and Idriz Karaduz, of Skokie Illinois, hereinafter referred to as Grantee: *As joint tenants*

WHEREAS, Grantor was duly appointed Independent Administrator of the Estate of Deceased, by the Circuit Court of Cook County, Illinois on the 16th day of June, 2020, in Case No. 2020 P 002282, and has duly qualified as such Administrator, 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 Administrator, and in consideration of the sum of \$111,000.00 to her in hand paid by Grantee, does GRANT, SELL AND CONVEY to Grantee Adem Karaduz and Idriz Karaduz, as joint tenants with the right of survivorship, all of the following real estate situated in the County of Cook, State of Illinois, and known and described as follows, namely:

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 1208 IN 3950 N. LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NUMBER 274470, CIRCUIT COURT OF COOK COUNTY. ILLINOIS ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO. AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1954 AND KNOWN AS TRUST NUMBER 40420, RECORDED IN THE

REAL ESTATE TRANSFER TAX	30-Dec-2020
COUNTY:	55.50
ILLINOIS:	111.00
TOTAL:	166.50

14-21-101-034-1186 | 20201201601843 | 0-778-911-712

REAL ESTATE TRANSFER TAX	30-Dec-2020
CHICAGO:	832.50
CTA:	333.00
TOTAL:	1,165.50 *

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

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OFFICE OF THE RECORDER OF DEED, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24014190; TOGETHER WITH AN UNDIVIDED 100 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALSO

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENTS AGREEMENT DATED APRIL 23, 1969, RECORDED APRIL 23, 1969, AS DOCUMENT NUMBER 20820211 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NUMBER 22719 AND EXCHANGE NATIONAL BANK OF CHICAGO, TRUST NUMBER 8174, FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 20816906, LYING WEST OF LOTS 10, 11, AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID WHICH LIES NORTH OF THE SOUTH LINE OF LOT 10 EXTENDED WEST AND LIES SOUTH OF THE NORTH LINE OF LOT 12 EXTENDED WEST, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-21-101-034-1186

Address of Real Estate: 3950 N LAKE SHORE DR UNIT 1208, CHICAGO IL 60613

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

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; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

TO HAVE AND TO HOLD same unto said Grantee.

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

Francisca Aldana, Independent Admin of estate of
Francisca Aldana, Independent Administrator of the *Estate of*
Estate of Gilberto Aldana

