

# UNOFFICIAL COPY

Doc# 2116712025 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/16/2021 09:38 AM Pg: 1 of 3

2506

IN THE CIRCUIT COURT OF COOK COUNTY,  
COUNTY DEPARTMENT - PROBATE DIVISION

Case No. 2020 P 3910

Calendar 08

Estate of

Lynne Susan Sanderman

Deceased

## NOTICE OF PROBATE AND RELEASE OF ESTATE'S INTEREST IN REAL ESTATE

NOTICE: The undersigned, who was appointed representative of the above captioned estate on Sept. 25, 2020 by the Circuit Court of Cook County, County Department, Probate Division and is currently acting as representative, gives notice pursuant to §20-24(a) of the Probate Act of 1975 ("Probate Act") [755 ILCS 5/20-24(a)] that the decedent, of 5415 N. Sheridan Road, Unit 4405, Chicago, IL 60640

[address]

died on May 19, 2020, owning the following real estate, legally described on Exhibit A, further described by

Parcel Real Estate Index Number(s) 14-08-203-017-1565

Street Address 5415 N. Sheridan Road, Unit 4405, Chicago, IL 60640

**RELEASE UNDER INDEPENDENT ADMINISTRATION:** Pursuant to §20-1(c) or §§28-8(i) and 28-10(a) of the Probate Act [755 ILCS 5/20-1(c) or 5/28-8(i) and 5/28-10(a)], the undersigned independent representative releases the estate's interest in the above real estate and confirms that title passed at decedent's death to the following heirs or legatees: [Insert or attach list.]

Name	Address	Share
Beverly Fremont	8515 Costa Verde, Unit 1452 San Diego, CA 92122	100%

State of California

County of San Diego

Acknowledged before me by Beverly Fremont

\* a duly authorized officer of \_\_\_\_\_

\_\_\_\_\_ corporation, on behalf of the corporation.

May 28<sup>th</sup>, 2021

Please See Attachment

[Signature of Notary Public]

This instrument was prepared by and should be mailed to:  
Steven L. Baerson, Williams & Baerson, LLC  
1 N. LaSalle Street, Suite 1350  
Chicago, IL 60602

Beverly Fremont  
[signature of the representative(s)]

Beverly Fremont  
[printed name(s) of the representative(s)]

\*Use only for a corporate acknowledgement.

NOTE: This NOTICE must be prepared for and recorded in each County in which real estate is located.

Send subsequent tax bills to:  
Beverly Fremont  
8515 Costa Verde, Unit 1452  
San Diego, CA 92122

# UNOFFICIAL COPY

## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Diego

On 5/28/2021 before me, Ken Lin, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Burly Fremant  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: notice of Probate & Release of Estate's Interest in Real Estate

Document Date: 5/28/2021 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

# UNOFFICIAL COPY

## EXHIBIT A TO NOTICE OF PROBATE AND RELEASE OF ESTATE'S INTEREST IN REAL ESTATE

Unit Number 4405 in Park Tower Condominium as delineated on Plat of Survey of the following described parcel of real estate:

That part of the East fractional half of the North East 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, lying West of the West Boundary line of Lincoln Park, as established by decree entered July 6, 1908 in case 285574 Circuit Court as shown on Plat recorded July 9, 1908 as Document Number 4229498 and South of a line that is drawn at right angles to the East line of Sheridan Road, through a point in said East line that is 1,090 feet South of the North line of said East fractional half of the North East 1/4 and North of the following described line: beginning at a point in said East line of Sheridan Road, that is 1,406.50 feet South of the said North line of the East fractional half of the North East 1/4; thence East at right angles to said East line 208.08 feet; thence north at right angles to last course, 60 feet; thence East at right angles to the last course, 88.01 feet to the said West boundary of Lincoln Park (except the West 47 feet of said East fractional half of the North East 1/4 condemned as part of Sheridan Road) all of the above situated in Cook County, Illinois, which Plat of Survey is attached as Exhibit D to Declaration made by American NB&TCO of Chicago not personally but as Trustee under Trust Agreement dated August 17, 1971 and known as Trust Number 27802 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 24874698 together with its undivided percentage interest in the common elements in Cook County, Illinois.

PIN: 14-08-203-017-1565

Street Address: 5415 N. Sheridan Road, Unit 4405  
Chicago, IL 60640

Exempt under Real Estate Transfer Tax Law  
35 ILCS 200/31-45 Par. (e)

*Sharm R. DeWalt*  
Agent:

5/28/2021

Date: