

UNOFFICIAL COPY

Doc#: 2119403239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2021 10:56 AM Pg: 1 of 2

Dec ID 20210601657688
ST/CO Stamp 1-645-577-488 ST Tax \$295.00 CO Tax \$147.50
City Stamp 0-571-835-664 City Tax: \$3,097.50

FEDERITY NATIONAL TRUST 082/017 836
1072
ILLINOIS

Independent Executor's Deed

Above Space for Recorder's Use Only

THIS DEED between THE GRANTOR(S), Amy Rogala of the City of Chicago, County of Cook, and the State of Illinois, as Independent Executor(s) of the ESTATE OF John C. Fitzgerald, DECEASED and THE GRANTEE(s), Michael Flannery as an individual WHEREAS, Grantor(s) was duly appointed Independent Executor of the Estate of John C. Fitzgerald, Deceased, by the Circuit Court of Cook County Illinois on 04/19/2019, in Case Number 2019 P 002268 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 John C. Fitzgerald, Decedent, and in consideration of the sum of \$1000 DOLLARS and other good and valuable consideration in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to Michael Flannery of 2305 W. 120th Street, Blue Island, Illinois, 60406 the following described Real Estate, situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .).*

SUBJECT TO: General taxes for 2020 and subsequent years, Covenants, conditions and restrictions of record, if any, none
Permanent Real Estate Index Number(s): 24-13-419-031-0000 & 24-13-419-036-0000

Address(es) of Real Estate: 2610 W 110th St Chicago Illinois 60655

The date of this deed of conveyance is 06/07/2021.

Amy Rogala Independent Executor
Amy Rogala, Independent Executor

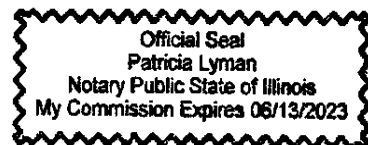
As Independent Executor as aforesaid

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 Amy Rogala, Independent Executor as Independent Executor(s) of the Estate of John C. Fitzgerald Deceased, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as Independent Executor of the Estate of John C. Fitzgerald, Deceased, for the uses and purposes therein set forth.

Given under my hand and official seal 06/07/2021.

Patricia Lyman

Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 2610 W 110th St
Chicago, Illinois 60655


Legal Description:

PARCEL 1:

THE WEST 31.25 FEET OF LOT 1 IN A RESUBDIVISION OF LOTS 11 AND 12 IN BLOCK 9 IN OVIATT'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST 3/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 2:

THE WEST 31.25 FEET OF LOT 10 IN BLOCK 9 IN OVIATT'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST 3/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	07-Jun-2021
	CHICAGO: 2,212.50
	CTA: 885.00
	TOTAL: 3,097.50 *

24-13-419-031-0000 | 20210601657688 | 0-571-835-664

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

REAL ESTATE TRANSFER TAX	07-Jun-2021
 	COUNTY: 147.50
	ILLINOIS: 295.00
	TOTAL: 442.50

24-13-419-031-0000 | 20210601657688 | 1-645-577-488

This instrument was prepared by: Gina Ficaro Attorney at Law 10400 S. Lawndael Chicago, IL 60655	Send subsequent tax bills to: Michael Flannery 2305 W. 120th Street Blue Island Illinois 60406	Mail recorded document to: Michael Flannery 2305 W. 120th Street Blue Island Illinois 60406
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