

UNOFFICIAL COPY

DEED OF INDEPENDENT EXECUTOR

Doc# 2125612323 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2021 10:18 AM Pg: 1 of 2

Dec ID 20210801653493
ST/CO Stamp 0-122-343-184 ST Tax \$275.00 CO Tax \$137.50
City Stamp 2-068-500-240 City Tax: \$2,887.50

The Grantor, the ESTATE OF JUAN A. TORRES-GARZA, DECEASED, of the City Chicago, Cook County, State of Illinois, through PETRA TAYLOR, Independent Executor, pursuant to Letters of Office issued by the Circuit Court of Cook County, Illinois, in Case Number 2021 P 001825, and pursuant to Section 28-8 of the Illinois Probate Act, and in consideration of \$275,000, QUIT CLAIMS AND CONVEYS to VICTOR SANTAY SIJA and ANA SANTAY, residing at 3121 W. 26th St., Chicago, IL 60623, the following described real property situated in Cook County, Illinois:

LOT 5 IN F.A. CUMMINGS AND COMPANY'S RESUBDIVISION OF LOTS 1 TO 100, BOTH INCLUSIVE, AND VACATED ALLEYS IN THE SUBDIVISION OF BLOCK 4 IN STEEL'S SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 16-26-401-006-0000

Address: 3513 W. 26th St., Chicago, IL 60623

Subject to all covenants, conditions, restrictions, and easements of record; utility easements; and general taxes for 2020 and subsequent years.

DATED August 27, 2021

ESTATE OF JUAN A. TORRES, DECEASED


By: *Petra Taylor*
Petra Taylor
Independent Executor

CT# 2125612323 SK (16) LAA

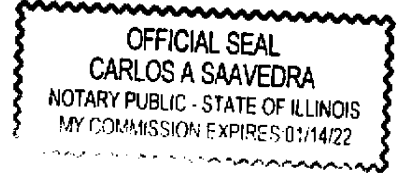
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said county and state, DO HEREBY CERTIFY that Petra Taylor, Independent Executor of the ESTATE OF JUAN A. TORRES-GARZA, DECEASED, personally known to me to be the same person whose name is subscribed to this Deed of Independent Executor, appeared before me this day in person and signed and delivered this Deed of Independent Executor.

August 27, 2021



Carlos A. Saavedra
Notary Public
[Seal]



This instrument was prepared by Carlos A. Saavedra, Carlos A. Saavedra, P.C., 1007 Church St., Suite 101, Evanston, IL 60201.

AFTER RECORDING MAIL TO:

Ana Santay
3513 W 26th St
Chgo, IL 60623

MAIL SUBSEQUENT TAX BILLS TO:



Property of Cook County Clerk's Office