

UNOFFICIAL COPY

Doc# 2127034000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 09:14 AM Pg: 1 of 3

PREPARED BY:
Ira T Kaufman P.C
185 N Franklin St., 2nd Fl
Chicago, Illinois 60606

Dec ID 20210801642462
ST/CO Stamp 1-677-533-328 ST Tax \$6.50 CO Tax \$3.25
City Stamp 1-131-544-720 City Tax: \$72.19

RETURN TO:
Semper Fidelis, LLC
2925 N Meade Ave.,
Chicago, IL 60634

MAIL TAX BILLS TO:
Semper Fidelis, LLC
2925 N Meade Ave.
Chicago, IL 60634

ADMINISTRATORS'S DEED

THIS INDENTURE made the 28th day of ~~May~~ May, 2021 between Natisha Spencer, duly appointed as the Independent Administrator of the Estate of LEE SPENCER, Deceased, party of the first part, and SEMPER FIDELIS, LLC, a Limited Liability Company of Illinois, party of the second part of 185 N. Franklin Street, 2nd Floor, Chicago, Illinois 60606.

WHEREAS, LEE SPENCER, died intestate and whereby Natisha Spencer was appointed as the Independent Administrator of his estate.

WHEREAS, Natisha Spencer, Independent Administrator of the THE ESTATE OF LEE SPENCER, Deceased have the power pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes.

NOW, THEREFORE, this indenture witnesseth, that the said part of the first part in consideration of the premises and in consideration of the sum of TEN (\$10.00) DOLLARS AND by virtue of the power and authority to them pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes as heretofore described, do hereby convey and quit claim and by these presents do convey and quit claim unto the party of the second part, the following described parcel of real estate situation in Cook County, Illinois legally known and described as follows:

1 of 2

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

20254108

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PLEASE SEE THE ATTACHED LEGAL DESCRIPTION
MARKED AS EXHIBIT "A"


Property Index Number: 16-03-402-019-0000; 16-05-420-012-0000

Commonly known as 4350 W. Thomas St. Chicago, IL 60651; 915 N. Menard Ave. Chicago, IL 60651


TOGETHER with all and singular the heriditaments and appurtenances thereto belonging, or in any wise appertaining, and all the estate, right, title, interest, ^{claim} ~~claim~~ and demand whatsoever, at law or in equity, which the said LEE SPENCER, had at the time of his death in and to the said premises: to have and hold the same unto the said party of the second part, herheirs and assigns forever, as fully and effectually to all intents and purposes in law as the said party of the first part might, could or ought to sell and convey the same, by virtue of the said provisions of 755 ILCS 5/28-8 et seq, of Illinois Compiles Statutes.



Subject to any easements, conditions, covenants and/or restrictions of record and real estate taxes for 2020 and subsequent years.

IN WITNESS WHEREOF, the said parties of the first part as Independent Administrator of the Estate of LEE SPENCER, Deceased have hereunto set their hand and seal the day and year first above written.




Natisha Spencer, Ind. Administrator of
THE EST. OF LEE SPENCER, Decd.

REAL ESTATE TRANSFER TAX		17-Sep-2021
	CHICAGO:	48.75
	CTA:	19.50
	TOTAL:	68.25 *
16-03-402-019-0000 20210801642462 1-131-544-720		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Sep-2021
	COUNTY:	3.25
	ILLINOIS:	6.50
	TOTAL:	9.75
16-03-402-019-0000 20210801642462 1-617-233-328		

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that Natisha Spencer, Independent Administrator of the Estate of LEE SPENCER, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this day in person and acknowledged that he signed, sealed and delivered said instrument as her free and voluntary act as Independent Administrators of the Estate of LEE SPENCER, Deceased for the uses and purposes therein set forth.



NOTARY PUBLIC



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PARCEL 1 LEGAL DESCRIPTION

LOT NINETEEN (10) (EXCEPT THE EAST THIRTY FEET (E30) THEREOF) IN BLOCK TWO (2) IN CASTLE'S SUBDIVISION OF THE NORTH WEST QUARTER (1/4) OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER (SE 1/4) OF SECTION THREE (3), TOWNSHIP THIRTY-NINE NORTH (39N), RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
4350 W Thomas St
Chicago, IL 60651

PIN#: 16-03-402-019-0000

PARCEL 2 LEGAL DESCRIPTION

THE NORTH 16 FEET OF LOT 30 AND THE SOUTH 18 FEET OF LOT 31 IN SUBDIVISION OF BLOCK 12 IN ALVIN SALISBURY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
915 N Menard Ave
Chicago, IL 60651

PIN#: 16-05-420-012-0000