

UNOFFICIAL COPY

ADMINISTRATOR'S DEED ILLINOIS



UPON RECORDING MAIL TO:

Imani A. Asante, Esq.
Trabaris Law LLC
407 N. Wabash Ave., Unit 8C
Chicago, Illinois 60611

Doc# 2208212018 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN, A. YARBROUGH
COOK COUNTY CLERK

SEND SUBSEQUENT TAX BILLS TO:

Nissim B. Begas
873 N. Francisco Ave., Unit 1
Chicago, Illinois 60622

DATE: 03/23/2022 09:32 AM PG: 1 OF 2

The grantor, **Zachary Dropkin, as Independent Administrator of the Estate of Michael T. Dropkin, deceased**, by virtue of letters of office issued to said Independent Administrator by the Probate Division, County Department of the Circuit Court of Cook County, Illinois, in Case Number 2021P008470, and in exercise of the power of sale granted to said Independent Administrator in and by said Court pursuant to the Probate Act of the State of Illinois, and for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby **CONVEY AND QUIT CLAIM** to **Nissim B. Begas**, of Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

terms and provisions of the Declaration of Condominium ownership and all amendments; public and utility easements including any easements established by or implied from said Declaration of Condominium ownership or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to said Declaration of Condominium ownership or amendments; general real estate taxes not yet due and payable for the year 2021 and subsequent years; and acts done or suffered by Grantee

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 16-01-325-061-1001 Dated this 3 day of MARCH, 2022

Address of Real Estate: 873 N. Francisco, Unit 1
Chicago, Illinois 60622

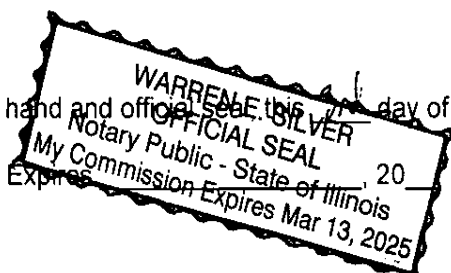
Zachary Dropkin
Zachary Dropkin, Independent Administrator
of the Estate of Michael T. Dropkin, deceased

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zachary Dropkin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument in his capacity as set forth above, being duly authorized, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of March, 2022.

My Commission Expires



[Signature]
Notary Public

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This instrument prepared by: Warren E. Silver, Esq., Suite 102, 1700 West Irving Park Road, Chicago, Illinois 60613

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Chicago Title

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EXHIBIT A LEGAL DESCRIPTION


UNIT 1 IN THE 873 N. FRANCISCO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:



LOT 3 IN KEHLS RESUBDIVISION OF LOTS 1 TO 12 BOTH INCLUSIVE IN GILBERT AND WALLACE'S SUBDIVISION OF BLOCKS 5 AND 6 IN CLIFFORD'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0531818022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 873 N. Francisco, Unit 1, Chicago, Illinois 60622

Address of Real Estate: 16-01-325-061-1001

REAL ESTATE TRANSFER TAX		09-Mar-2022
	CHICAGO:	2,988.75
	CTA:	1,195.50
	TOTAL:	4,184.25 *
16-01-325-061-1001 20220301642951 1-258-677-648		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		09-Mar-2022
		COUNTY:
		ILLINOIS:
		TOTAL:
16-01-325-061-1001	20220301642951	0-055-043-472