

UNOFFICIAL COPY



\*2208715034\*

EXECUTOR'S DEED

Doc# 2208715034 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/28/2022 02:38 PM PG: 1 OF 3

(Above Space for Recorder's Use Only)

22147196

THIS DEED, made this 28<sup>th</sup> day of July, 2021 by FRANK J. KOPEC and VICTOR A. KOPEC INDEPENDANT ADMINISTRATORS OF THE ESTATE OF CHRISTINE H. KOPEC of 7139 LAVERGNE AVE., of the City of TINLEY PARK, County of COOK and State of Illinois, as Independent Executors of the ESTATE OF CHRISTINE H. KOPEC, DECEASED, hereinafter referred to as Grantor(s) for the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to

FRANK ~~JK~~ KOPEC, VICTOR ~~VJK~~ KOPEC and APRIL ~~AK~~ KOPEC of 8113 JUSTIN CT., TINLEY PARK, IL 60477

WHEREAS, Grantor(s) are duly appointed Independent Executors of the ESTATE of CHRISTINE H. KOPEC Deceased, by the Circuit Court of COOK County, Illinois, on the 27<sup>th</sup> day of March, 2019, in Case Number 2018P004567, 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(s), in exercise of the Power of Sale granted to said Executor(s) of CHRISTINE H. KOPEC, Decedent, and in consideration of the sum of TEN DOLLARS (\$10.00) to him/her in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does CONVEY and QUIT CLAIM to FRANK ~~JK~~ KOPEC, VICTOR ~~VJK~~ KOPEC and APRIL ~~AK~~ KOPEC of 8113 JUSTIN CT., TINLEY PARK, IL 60477, all the following-described real estate situated in the County of COOK and State of Illinois, and known and described as follows, namely:

LOT 11 IN SIECLAR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 28-19-306-005-0000

Address(es) of Real Estate: 7139 LAVERNE AVE., TINLEY PARK, IL 60477

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said CHRISTINE H. KOPEC, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee(s) in Joint Tenancy.

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IN WITNESS WHEREOF, Grantor(s), as Independent Executor aforesaid, has hereunto set their hand and seal the day and year first above written.

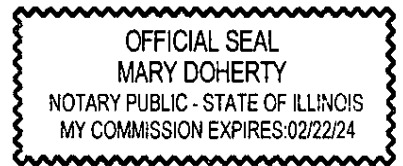
Frank J. Kopec  
FRANK J. KOPEC INDEPENDANT ADMINISTRATOR OF THE ESTATE OF CHRISTINE H. KOPEC, Independent Executor of the Estate of Christine H. Kopec, Dec'd.

Victor A Kopec  
VICTOR A. KOPEC INDEPENDANT ADMINISTRATOR OF THE ESTATE OF CHRISTINE H. KOPEC, Independent Executor of the Estate of Christine H. Kopec, Dec'd.

State of Illinois, County of Cooks, I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK J. KOPEC and VICTOR A. KOPEC personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28<sup>th</sup> day of July, 2021.



Commission expires: 2-22-2024

Mary Doherty  
NOTARY PUBLIC

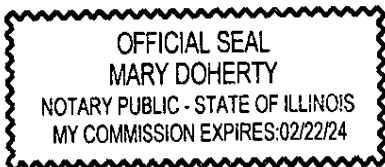
This instrument was prepared by: Patrick J. Doherty, 7826 West 103<sup>rd</sup> Street, Palos Hills, Illinois 60465

**MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

PATRICK J. DOHERTY, ESQ.  
7826 W. 103<sup>rd</sup> ST.  
PALOS HILLS, IL 60465

FRANK J. KOPEC, VICTOR A. KOPEC, APRIL KOPEC  
8113 JUSTIN CT.  
TINLEY PARK, IL 60477



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW  
DATE: 7-28-21

Mary Doherty (Notary Public)

Frank J. Kopec  
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		28-Mar-2022
COUNTY:		0.00
ILLINOIS:		0.00
<b>TOTAL:</b>		<b>0.00</b>
28-19-306-005-0000		20220301664673   0-890-035-600

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## STATEMENT BY GRANTOR AND GRANTEE

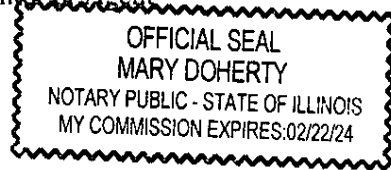
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 7.28, 21

Signature: Frank J. Kopeck

Grantor or Agent

Subscribed and sworn to before me by the said Frank J. Kopeck this 28<sup>th</sup> day of July, 2021.



Notary Public Mary Doherty

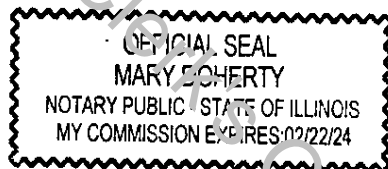
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 7.28, 21

Signature: April M. Kopeck

Grantee or Agent

Subscribed and sworn to before me by the said April M. Kopeck this 28<sup>th</sup> day of July, 2021.



Notary Public Mary Doherty

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)