

# UNOFFICIAL COPY

Doc#: 2218707134 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2022 09:59 AM Pg: 1 of 3

## EXECUTOR'S DEED

Dec ID 20220701668582

(Above Space for Recorder's Use Only)

**THIS DEED**, made this day of 8th, of November 2021, by Miria Roundtree of 16405 Turner Avenue of the City of Markham, County of Cook and State of Illinois, as Independent Administrator of the Estate of **Phillip Roundtree, Sr., Deceased** hereinafter referred to as GRANTOR, and **MIRIA ROUNDTREE** of 16405 Turner Avenue of the City of Markham, County of Cook and State of Illinois, hereinafter referred to as GRANTEE:

**WHEREAS**, Grantor was appointed the Independent Administrator of the Estate of **Phillip Roundtree, Sr., Deceased**, by the Circuit Court of Cook County, Illinois, on December 9, 2020, in Case Number 2020P006310, and has duly qualified as such Independent Administrator, 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 Independent Administrator by the Circuit Court of Cook and in consideration of the sum of ZERO DOLLARS (\$0.00) and other good and valuable consideration to her in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does **GRANT, SELL, and CONVEY** to Miria Roundtree, A Single Person, all of the following described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

**LOT 23 (EXCEPT THE NORTH 15 FEET THEREOF) AND THE NORTH 10 FEET OF LOT 22 IN BLOCK 51 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

No title search has been requested or performed.

Permanent Index Number: 28-23-412-027-0000

Address(es) of Real Estate: 16405 S. Turner Avenue, Markham, IL 60428

**SUBJECT TO** General real estate taxes, covenants, conditions and restrictions of record; and building lines and easements.

Exempt under the provisions of Paragraph e, Section 4, Real Estate Transfer Tax Law.



*28-23-412-027-0000*  
CITY OF MARKHAM  
Real Estate Exempt Transfer Stamps

Date

*6-27-22*

0188

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IN WITNESS WHEREOF Miria Roundtree, Grantor, as Independent Administrator of the Estate of Phillip Roundtree, Sr. Deceased, aforesaid, has hereunto set her hand and seal the day and year first above written.

*Miria Roundtree*

Miria Roundtree, Independent Administrator of the Estate of Phillip Roundtree, Sr., Deceased.

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 Miria Roundtree, Independent Administrator of the Estate of Phillip Roundtree, Sr., Deceased, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that her signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, as Independent Administrator of the Estate of Phillip Roundtree, Sr., Deceased.

Given under my hand and official seal, this 18<sup>th</sup> day of Nov. 2021

Commission expires 12/31/2023 [Signature]  
NOTARY PUBLIC

This instrument was prepared by:  
Bridget Wrobel  
Law Office of Bridget G. Wrobel, LLC  
1770 S. Randall Road  
Suite A 133  
Geneva, IL 60134  
312-206-7729  
Bridget@Wrobel-law.com



**MAIL TO:**  
Bridget Wrobel  
Law Office of Bridget G. Wrobel, LLC  
1770 S. Randall Road  
Suite A 133  
Geneva, IL 60134

**SEND SUBSEQUENT TAX BILLS TO:**  
Miria Roundtree  
16405 Turner Avenue  
Markham, IL 60428

**OR**  
Recorder's Office  
Box No. \_\_\_\_\_

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11/18/2021

SIGNATURE: Miria Roundtree  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

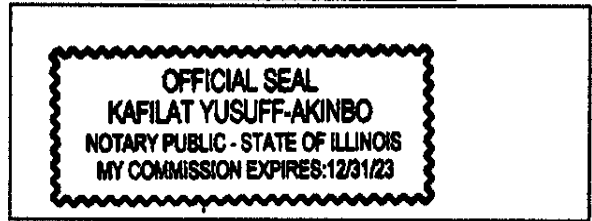
KAFILAT YUSUFF-AKINBO

By the said (Name of Grantor): Miria Roundtree

AFFIX NOTARY STAMP BELOW

On this date of: 11/18/2021

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11/18/2021

SIGNATURE: Miria Roundtree  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

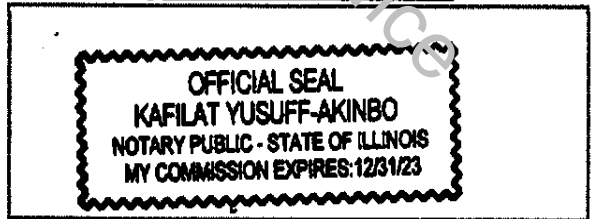
KAFILAT YUSUFF-AKINBO

By the said (Name of Grantee): Miria Roundtree

AFFIX NOTARY STAMP BELOW

On this date of: 11/18/2021

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**