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18047204

INDEPENDENT ADMINISTRATOR DEED

Illinois Statutory

MAIL TO:

Joanna Klimek
6444 N. Milwaukee Ave
Chicago, IL 60631

NAME & ADDRESS OF TAXPAYER:

BM Construction + Remodeling, Inc.
5525 W. Ardmore
Chicago, IL 60646



Doc# 2220247114 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2022 04:02 PM PG: 1 OF 2

THE GRANTOR, Peggy Lundquist, as Independent Administrator of the Estate of MABEL CAROLYN LUNDQUIST, deceased, by virtue of letters testamentary issued to her by the Circuit Court of Cook County, State of Illinois, in Cause 2019P 004391 and in exercise of power of sale granted to her in and by said Court and in pursuance of every other power and authority enabling, does hereby aliens, remises, releases and conveys to EM CONSTRUCTION & REMODELING, INC an Illinois Corporation, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 10 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 5 IN BLOCK 15 IN IRVING PARK, A SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**and consideration of TWO-HUNDRED-SEVENTY-FIVE THOUSAND (\$275,000.00) and other good & valuable consideration.
Permanent Real Estate Index Number: 13-15-321-026-0000

Property Address: 4118 N. Lowell Avenue, Chicago, IL. 60641

USI

DATED this 14th day of July, 2022.

Peggy Lundquist

PEGGY LUNDQUIST, Independent Administrator of the Estate of Mable Carolyn Lundquist, Sr., deceased.

S 4
P 3
S 4-1
SC 1
INT JP

REAL ESTATE TRANSFER TAX	15-Jul-2022
CHICAGO:	2,062.50
CTA:	825.00
TOTAL:	2,887.50 *

13-15-321-026-0000 | 20220701676409 | 1-759-949-904
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	15-Jul-2022
COUNTY:	137.50
ILLINOIS:	275.00
TOTAL:	412.50

13-15-321-026-0000 | 20220701676409 | 1-491-514-448

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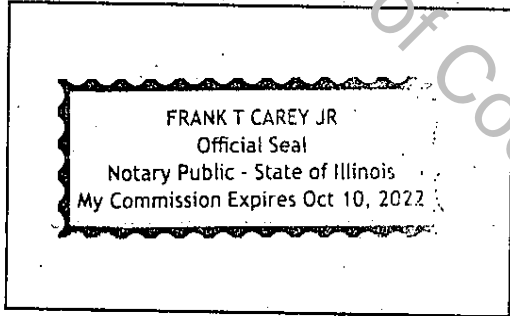
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Peggy Lundquist as Independent Administrator of the Estate of the Mabel Carolyn Lundquist, deceased, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, as such Guardian, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 14th day of July, 2022.

Frank J Carey Jr
Notary Public

My commission expires on _____, 20__.



IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER:
CAREY & CAREY *Frank Carey*
13004 SOUTH WESTERN
BLUE ISLAND, ILLINOIS 60406

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).