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Chicago Title EXECUTOR'S DEED

22652172013LP AV (180)

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Doc# 2227641011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/03/2022 10:46 AM PG: 1 OF 3

THE GRANTOR, Estate of Craig Lynch, deceased, Gerald P. Nordgren, Independent Executor, as executor of the Estate of the will of Craig Lynch, deceased, by virtue of letters testamentary issued to Gerald P. Nordgren by the Probate Case # 2022P002771 court of Cook County, State of Illinois, and in exercise of the power of sale granted to Karen B. Cain in and by said will and in pursuance of every other power and authority granted enabling, and in consideration of the sum of TEN & 00/100 Dollars, receipt whereof is acknowledged, do Gerald P. Nordgren hereby quit claim and convey unto Karen B. Cain, of Chicago, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

(Legal description) See Attached

Permanent Index Number: 13-18-409-034-1048

Address of Real Estate: 6530 W Irving Park Rd PK 608 CHICAGO IL, Chicago, IL 60634-2456

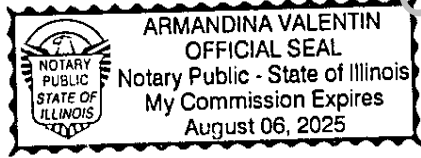
SUBJECT TO: General real estate taxes for 2022 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

DATED 27th day of September, 2022

Gerald P. Nordgren
As executor as aforesaid

As executor as aforesaid

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 Gerald P. Nordgren, personally known to me as the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 27th day of September, 2022.
Armandina Valentin (Notary Public)

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This instrument was prepared by:



Gerald, Nordgren, 25 East Washington, Suite 1235, Chicago, 60602


MAIL RECORDED INSTRUMENT TO:

6530 W Irving Park Rd PK 608 CHICAGO IL, Chicago, IL, 60634-2456

SEND SUBSEQUENT TAX BILLS TO:

Karen B. Cain 6530 W Irving Park Rd PK 608 CHICAGO IL, Chicago, IL, 60634-2456

REAL ESTATE TRANSFER TAX		30-Sep-2022
		COUNTY: 97.50
		ILLINOIS: 195.00
		TOTAL: 292.50
13-18-409-034-1048 20220901650150 0-655-658-526		

REAL ESTATE TRANSFER TAX		30-Sep-2022
		CHICAGO: 1,462.50
		CTA: 585.00
		TOTAL: 2,047.50 *
13-18-409-034-1048 20220901650150 2-083-032-656		
* Total does not include any applicable penalty or interest due.		

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSC172013LP

For APN/Parcel ID(s): 13-18-409-034-1048

PARCEL 1:

UNIT NO. 608 IN MERRIMAC SQUARE CONDOMINIUM NUMBER 3 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE;

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1992 AS DOCUMENT 92042350,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 1993 AS DOCUMENT 93337398, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INT IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH AND DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1991 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1992 AND KNOWN AS TRUST NUMBER 10346

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-48 AND STORAGE SPACE NUMBER S-48, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93337398, IN COOK COUNTY, ILLINOIS