

UNOFFICIAL COPY

Doc#: 2231347032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2022 09:48 AM Pg: 1 of 5

EXECUTOR'S DEED

Dec ID 20221101682577
ST/CO Stamp 0-957-421-904

(Above Space for Recorder's Use Only)

THIS INDENTURE, made this 3rd day of November, 2022, by **James Brennan, Independent Executor of the Estate of Joan M. Brennan, deceased, Cook County Probate No. 2022P003656**, hereinafter referred to as Grantor, and **James Brennan, of Oak Lawn, IL, Marybeth T. Kelly, of Tinley Park, IL and Carol A. Joseph, of South Natick, MA**, as tenants in common, hereinafter referred to as Grantees:

WHEREAS, Grantor was duly appointed Independent Executor of the **Estate of Joan M. Brennan** by the Circuit Court of Cook County, Illinois, on the 5th day of July, 2022, in Case Number 2022P003656, 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, in exercise of the power and authority granted to said Independent Executor in and by the Will of **Joan M. Brennan**, Decedent, and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) to him in hand paid by Grantees, the receipt whereof is hereby acknowledged, does hereby **GRANT, QUITCLAIM and CONVEY** to **James Brennan, Oak Lawn, IL, Marybeth T. Kelly, Tinley Park, IL and Carol A. Joseph, South Natick, MA**, as tenants in common, all the following described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

LOT 41 IN RAYMOND LUTGERT'S 3RD ADDITION TO OAKDALE, A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **24-09-314-011-0000**
Address(es) of Real Estate: **10141 Mulberry Avenue, Oak Lawn, IL 60453**

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IN WITNESS WHEREOF, James Brennan, Grantor, as Independent Executor aforesaid, has hereunto set his hand and seal the day and year first above written.

James Brennan
James Brennan, Independent Executor of the
Estate of Joan M. Brennan, 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 James Brennan, Independent Executor of the Estate of Joan M. Brennan, Deceased, is 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, sealed and delivered the said instrument as his 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 3 day of November, 2022.



Brandy Harris
NOTARY PUBLIC
Commission expires 6/29/2025

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Dated: November 3, 2022

Daniel Farrell
Agent

This instrument was prepared by: Daniel J. Farrell, Attorney at Law, 4550 W. 103rd St., Suite 202, Oak Lawn, IL.

MAIL TO:

Daniel J. Farrell
4550 W. 103rd St., Suite 202
Oak Lawn, IL 60453

SEND SUBSEQUENT TAX BILLS TO:

James Brennan
10141 Mulberry Ave.
Oak Lawn, IL 60453

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title 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.

Dated November 3, 2022
Signature: *Daniel Farrell*
Grantor or Agent

Subscribed and sworn to before me by the said agent this 3 day of November, 2022.



Notary Public *Brandy Harris*

The **grantee** or his/her agent affirms and verifies that 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 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 November 3, 2022.
Signature: *Daniel Farrell*
Grantee or Agent

Subscribed and sworn to before me by the said agent this 3 day of November, 2022.




Notary Public *Brandy Harris*

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.

(Attach 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.)

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Property of Cook County Clerk's Office

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
24-09-314-011-0000	20221101682577	0-957-421-904	

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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10141 MULBERRY AVE

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance.

Dated this 7TH day of NOVEMBER, 2022

Thomas. E. Phelan
Village Manager

Terry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

7TH Day of NOVEMBER, 2022

