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ADMINISTRATOR'S DEED (ILLINOIS)

Doc#: 2302033088 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 10:05 AM Pg: 1 of 5

Name and Address of Preparer:
Sandra A. Aguilera, Esq.
Manetti Aguilera Seiler LLC
2213 Lakeside Drive
Bannockburn, IL 60015

Dec ID 20230101631391
ST/CO Stamp 1-547-137-872 ST Tax \$1,400.00 CO Tax \$700.00
City Stamp 0-433-550-160 City Tax: \$14,700.00

THE GRANTOR, Daniel Clowes, not individually but solely as Independent Administrator of the Estate of Allison Cate Hartman, deceased, by virtue of letters testamentary issued to him by the Circuit Court of Cook County, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to **Champ Enterprises LLC**, an Illinois limited liability company, located in the City of Chicago, County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

THE NORTH FIFTEEN (15) FEET OF LOT FIFTEEN (15) AND THE SOUTH TWENTY-FOUR AND ONE-HALF (24-1/2) FEET OF LOT SIXTEEN (16) IN BLOCK SIXTY-ONE (61) OF HOPKINS' ADDITION TO HYDE PARK SAID ADDITION BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN.

Address of Real Estate: 5545 S. Woodlawn^{five}, Chicago, Illinois 60637
PIN: 20-14-200-010-0000

Subject to: General real estate taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any.

The date of this deed of conveyance is January 12, 2023.

GRANTOR:

Daniel G. Clowes

Daniel Clowes, not individually but solely as
Independent Administrator of the Estate of Allison Cate Hartman

STATE OF California
COUNTY OF Alameda

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Clowes, 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.

Given under my hand and official seal, this 10th day of January, 2023.

PLS SEE
THE ATTACHED

[Signature]
(Notary Public)

Manetti & Co

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On 01/10/2023 before me, Susana Calmo Mendoza, Notary Public
(insert name and title of the officer)

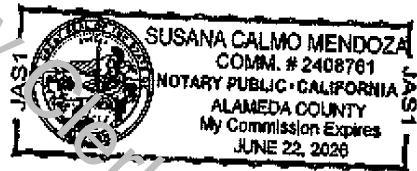
personally appeared - Daniel Clowes
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susana

(Seal)



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SEND SUBSEQUENT TAX BILLS TO: GRANTEE'S ADDRESS

Champ Enterprises LLC
1740 N. Clark St. #1720
Chicago IL 60641

AFTER RECORDING, PLEASE MAIL TO:

Robert Di Silvestro, Esq.
Di Silvestro & Associates
5231 N. Harland Avenue
Chicago, Illinois 60656

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REAL ESTATE TRANSFER TAX

12-Jan-2023





CHICAGO:	10,500.00
CTA:	4,200.00
TOTAL:	14,700.00 *

20-14-200-010-0000 | 20230101631391 | 0-433-550-160

* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12-Jan-2023
	COUNTY:	700.00
	ILLINOIS:	1,400.00
	TOTAL:	2,100.00
20-14-200-010-0000		
20230101631391		1-547-137-872