

UNOFFICIAL COPY

Doc#: 2302441206 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2023 12:54 PM Pg: 1 of 4

Executor Deed

Mail Deed to:

Ayana Walker

9551 S. Vanderpoel Ave
Chicago, IL 60643

Dec ID 20230101634359

ST/CO Stamp 0-605-797-200 ST Tax \$215.00 CO Tax \$107.50

GRANTEE'S ADDRESS

Mail Tax Bill to:

Ayana Walker

9551 S. Vanderpoel Ave
Chicago, IL 60643

The GRANTOR, Cynthia Phillips, with the address of 17738 Commercial, Lansing, Illinois 60438 as the duly appointed Independent Administrator of the Estate of Sheila Phillips, Deceased, by the Circuit Court of Cook County, Illinois on August 16, 2022 as Case Number 2022 P 003851, and as has duly qualified as such Independent Administrator, and said Letters of Office are now in full force and effect, and in exercise of the Power of Sale granted to said Executor for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration does hereby grant, sell and convey to GRANTEE, STROTTER INVESTMENTS, LLC, an _____ limited liability corporation with and an address of 9551 Vanderpool, Chicago, Illinois 60647, all interest in the real estate situated in the County of Cook State of Illinois and described as follows:

LOT 22 AND THE SOUTH 17.99 FEET OF LOT 23 IN BLOCK 7 IN TORRENCE SCHOOL ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE EAST 1/2 OF THE NORTH AND SOUTH HERETOFORE VACATED 20 FOOT WIDE PUBLIC ALLEY LYING WEST OF AND ADJOINING LAST DESCRIBED PARCEL OF LAND LYING SOUTH OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 17.99 FEET OF SAID LOT 23 ALSO THAT PART OF THE NORTH 1/2 OF THE EAST AND WEST HERETOFORE VACATED 16 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF AND ADJOINING SAID TRACT OF LAND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 22 AND LYING EAST OF THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF THE NORTH AND SOUTH HERETOFORE VACATED PUBLIC ALLEY IN SAID BLOCK 7, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 17738 Commercial, Lansing, Illinois 60438

Tax Parcel Number: 30-30-313-057-0000

FIDELITY NATIONAL TITLE

0022028113

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And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Subject to covenants, conditions and restrictions of record, public utility easements, and real taxes.

Dated this 19 day of January, 2023

Cynthia Phillips

Cynthia Phillips, as the Independent Administrator of the Estate of Sheila Phillips, Deceased.

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public, do hereby certify that Cynthia Phillips, as the Independent Administrator of the Estate of Sheila Phillips, Deceased, personally known to me to be the said person whose name is subscribed to the foregoing instrument, and that she appeared before me this day in person, and acknowledged that she signed, sealed and delivered the executed said instrument as her free and voluntary act for the use and purposes herein set forth.

Give under my hand and notary seal, this 19 day of January, 2023.

Katie King Notary Public

My Commission Expires: 12 June 2027



This instrument prepared by
Marjorie Fortner, Esq
P.O. Box 1445
Frankfort, Illinois 60423

VILLAGE OF LANSING

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Patricia L. Eidam
Mayor



Brian Hanigan
Finance Director

Office of the Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: The Estate of Sheila Phillips (Cynthia Phillips)
27036 S Pebble Beach Court
Crete IL 60417

Telephone: 773-671-3408

Attorney or Agent: Marjorie Fortner
 Telephone No.: 815-806-8730

Property Address: 17738 Commercial Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-30-313-057-0000

Water Account Number: 228 2415 00 01

Date of Issuance: January 19, 2023

(State of Illinois)
(County of Cook)
This instrument was acknowledged before me on January 19, 2023 by Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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REAL ESTATE TRANSFER TAX

23-Jan-2023



COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

30-30-313-057-0000

| 20230101634359 | 0-605-797-200

Property of Cook County Clerk's Office