

UNOFFICIAL COPY

Doc#: 2307613111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 10:11 AM Pg: 1 of 3

Dec ID 20230301669536
ST/CO Stamp 0-900-837-584 ST Tax \$300.00 CO Tax \$150.00
City Stamp 0-620-785-872 City Tax: \$3,150.00

[Space Above Is For Recording Data]

A22-4230
Executor's Deed

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PREPARED BY:

John Trepel & Associates, LLC
5844 W Irving Park Rd
Chicago, IL 60634

RETURN TO:

Alex Ranjah
Ranjha Law Group
903 Commerce Dr. Ste 210
Oak Brook, IL 60523

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A22-4230 AB

EXECUTOR'S DEED**Mail Recorded Deed to:**

Alex Ranjah
Ranjha Law Group
903 Commerce Dr., Ste 210
Oak Brook, IL. 60523

Send Subsequent Tax Bills to:

~~Freedom First Real Estate LLC
242 N. York St.
Unit 132
Elmhurst, IL. 60126~~

QUALITY INSPECTION REPAIRS, INC.
22921 EASTBROOK DR
SAUK VILLAGE, IL 60411

THIS DEED, made this 10th day of March, 2023, by DEBORAH D. BOLLER, of the City of Chicago, County of COOK, and State of ILLINOIS, as Independent Executor of the ESTATE OF GEORGE L. BENSINGER, Deceased, State of ILLINOIS.

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of GEORGE L. BENSINGER, Deceased, died on March 28th, 2022, by the Circuit Court of Cook County, Illinois, on in Probate Case Number 2022 P 004572 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 of Sale granted to said Executor in and by the Estate and in consideration of the sum of TEN DOLLARS (\$10.00) to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does

GRANT, SELL and CONVEY to FREEDOM FIRST REAL ESTATE, LLC. and QUALITY INSPECTION REPAIRS, INC., Illinois Corporations organized and existing under and by virtue of the laws of the State of Illinois located at 242 N. York St., Unit 132, Elmhurst, IL. 60126.

LOT 2 IN RE-SUBDIVISION OF LOTS 12 TO 28 INCLUSIVE IN BLOCK 8 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31 INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Commonly Known as: 4339 N. MONTICELLO AVE.
CHICAGO, IL. 60618

Permanent Index No. 13-14-307-012-0000

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said GEORGE L. BENSINGER, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee, in FEE SIMPLE ABSOLUTE, forever.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set her hand and seals the day and year first above written.

Deborah D. Boller
DEBORAH D. BOLLER, Independent Executor of the Estate of
GEORGE L. BENSINGER


*Independent Executor of
the Estate of George L.
Bensinger*

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State of Illinois
County of COOK, s.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **DEBORAH D. BOLLER**, 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 she sealed and delivered the said instrument as her 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 10th day of March, 2023.

Commission expires 6.20.2026

NOTARY PUBLIC

This instrument was prepared by: **JOHN TREPEL & ASSOCIATES, LLC.**
5844 West Irving Park Road
Chicago, IL. 60634



REAL ESTATE TRANSFER TAX		16-Mar-2023
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
13-14-307-012-0000	20230301869536	0-900-837-524

REAL ESTATE TRANSFER TAX		16-Mar-2023
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
13-14-307-012-0000	20230301869536	0-900-837-524