

# UNOFFICIAL COPY

This document prepared by:  
Gina Birmingham, Esq.  
Latimer LeVay Fyock LLC  
55 W. Monroe Street, Suite 1100  
Chicago, Illinois 60603

After recording mail to:  
Gina Birmingham, Esq.  
Latimer LeVay Fyock LLC  
55 W. Monroe Street, Suite 1100  
Chicago, Illinois 60603

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Karen A. Yarbrough  
Cook County Clerk  
Date: 03/29/2023 09:52 AM Pg: 1 of 4  
Dec ID 20230301684118  
ST/CO Stamp 0-619-964-624  
City Stamp 0-659-679-440

## EXECUTOR'S DEED

**THIS DEED**, made this 2<sup>nd</sup> day of March, 2023, by Dion Smith of the City of Chicago, County of Cook, State of Illinois, as Independent Executor of the **ESTATE OF KATHERINE SMITH, DECEASED** (AKA Catherine Smith), hereinafter referred to as Grantor, and **DION SMITH**, a widower, of the City of Chicago, County of Cook and State of Illinois, hereinafter referred to as Grantee.

**WHEREAS**, Grantor was duly appointed Independent Executor of the Estate of Katherine Smith, Deceased, by the Circuit Court of Cook County, Illinois, on the 25<sup>th</sup> day of April, 2022, in Case No. 2022P001847 (the "Estate"), 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 distribution and to execute and deliver deeds granted to said Executor in and by the Will of Katherine Smith, Decedent, and in consideration of the sum of *Ten and 00/100 dollars* (\$10.00) to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does **GRANT, SELL and CONVEY** to **DION SMITH** all of the Estate's right, title and interest in and to the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows:

### LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Address of Real Estate: 1812 South Federal Street, Unit G-24, Chicago, Illinois 60616

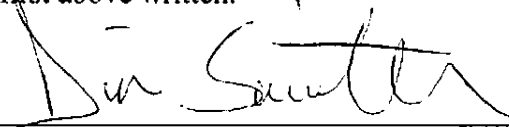
PIN(s): 17-21-408-029-1024

**TOGETHER WITH ALL** right, title and interest whatsoever, at law or in equity of said Katherine Smith, Deceased, in and to the premises.

**TO HAVE AND TO HOLD** same unto said Grantee, forever.

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

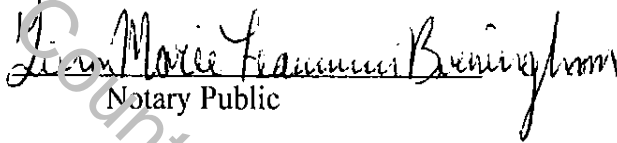


DION SMITH, Independent Executor of the Estate of Katherine Smith, Deceased.

STATE OF ILLINOIS )  
 )ss:  
COUNTY OF COOK )

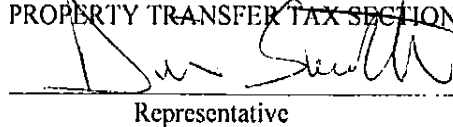
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dion Smith, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of March, 2023.

  
Notary Public

Mail all future tax bills to:  
Dion Smith  
1812 South Federal Street, Unit G-24  
Chicago, Illinois 60616

THIS DEED IS EXEMPT UNDER TAXATION UNDER  
35ILCS 200/31-45 PARAGRAPH E COOK COUNTY  
REAL PROPERTY TRANSFER TAX ORDINANCE  
SECTION 74-106 PARAGRAPH E CHICAGO REAL  
PROPERTY TRANSFER TAX SECTION 3-33-060

  
Representative

DATE: 3/2/23

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Property of Cook County

PN: 17-21-408-029-1024

Address: 1812 South Federal Street, Unit G-24, Chicago, Illinois 60616

PARCEL 1: UNIT G-24 IN DEARBORN VILLAGE II CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 3, 4, 5, 6 AND 7 IN BLOCK 16 IN CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE EAST 1/2 OF VACATED 2<sup>ND</sup> FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED WEST (THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH LINE OF WEST 19<sup>TH</sup> STREET) ALSO THAT PART OF THE WEST 1/2 OF VACATED SOUTH DEARBORN STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED EAST (THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH LINE OF WEST 19<sup>TH</sup> STREET, ALL IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98876220 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS), ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF FR-26, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98876220.

## LEGAL DESCRIPTION

### EXHIBIT A

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 03 | 22 | 2023

SIGNATURE: Lina Birmingham  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

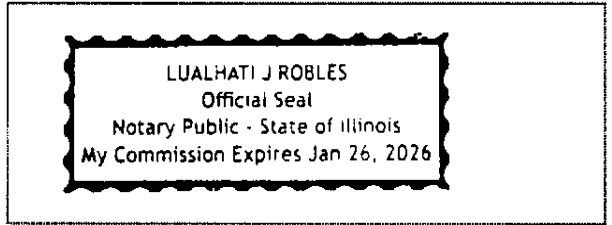
Lualhati J. Robles

By the said (Name of <sup>Agent</sup> Grantor): Lina Birmingham

**AFFIX NOTARY STAMP BELOW**

On this date of: 03 | 22 | 2023

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 03 | 22 | 2023

SIGNATURE: Lina Birmingham  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

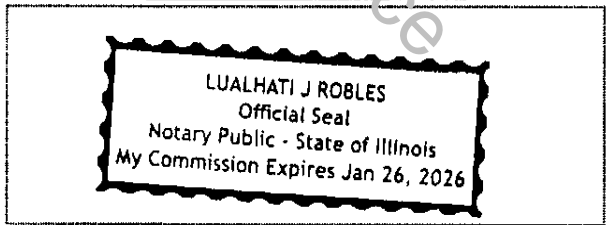
Lualhati J. Robles

By the said (Name of <sup>Agent</sup> Grantee): Lina Birmingham

**AFFIX NOTARY STAMP BELOW**

On this date of: 03 | 22 | 2023

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)