

# UNOFFICIAL COPY

Doc#: 2312328068 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2023 10:13 AM Pg: 1 of 3

Dec ID 20230101634919  
ST/CO Stamp 1-841-611-472 ST Tax \$172.50 CO Tax \$86.25

769035 1/2

## Independent Administrator's DEED

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

CHARLES EDWARD BROCKER, JR., Independent Administrator of the Estate of JOHANNA BROCKER, deceased, ("Independent Administrator"), as Grantor, of 16229 Fantasia Dr., Tampa, FL 33624 and NATHANIEL NESBIT, of the County of Cook, State of Illinois, as Grantee *\* case # 2022 P 003846* *3. a single man*

WHEREAS, JOHANNA BROCKER, ("Decedent") resided in the Village of River Forest, County of Cook, State of Illinois and died on June 18, 2020, intestate. Thereafter, proceedings were instituted in the Circuit Court of Cook County, State of Illinois, as Case No. 2022 P 003846, to probate the estate of said Decedent and on August 1, 2022, Grantor was duly appointed and qualified as the Independent Administrator of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

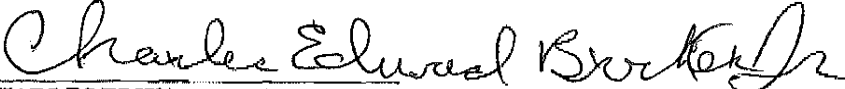
NOW THEREFORE, in consideration of the sum of One Hundred and Seventy Two Thousand and Five Hundred Dollars (\$172,500.00), and other valuable consideration, the receipt of which is hereby acknowledged, the Independent Administrator of the said estate does hereby grant, sell and convey to NATHANIEL NESBIT to have and to hold forever all of the Independent Administrator's right, title and interest, as Independent Administrator in and to the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNITS 1533-1 AND G-6, IN MONROE HOUSE CONDOMINIUM, FORMERLY KNOWN AS THE NORWAY HOUSE II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 2 IN O.C. BRAESSE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25300018 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. *is attached at*

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Numbers: 15-01-202-030-1004 and 15-01-202-030-1024  
Address of Real Estate: 1533 Monroe Ave, Unit 1, River Forest, IL 60305

DATED THIS 26 day of January, 2023.

  
CHARLES EDWARD BROCKER, JR., Independent Administrator of the  
Estate of JOHANNA BROCKER

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STATE OF FLORIDA  
COUNTY OF Boltonborough

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHARLES EDWARD BROCKER, JR., 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 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 26<sup>th</sup> day of January, 20 23.



Grant Dltmar  
Notary Public  
State of Florida

[Signature]  
(Notary Public)

My Commission Expires 09/30/2025  
Commission No. HH 180873

Prepared by:  
Law Office of Gabriel M. Caporale  
7646 W. North Ave.  
Elmwood Park, IL 60707

**Mail to:**

Nathaniel Nesbit  
1533 Monroe Ave. unit 1  
River Forest, IL 60305



VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

Date 1-30-23 Amount Paid 173.00

**Name and Address of Taxpayer:**

NATHANIEL NESBIT  
1533 Monroe Ave, Unit 1  
River Forest, IL 60305

Property of Cook County Clerk's Office

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File No: 769035

## EXHIBIT "A"

UNITS 1533-1 AND G-6, IN MONROE HOUSE CONDOMINIUM, FORMERLY KNOWN AS THE NORWAY HOUSE II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 2 IN O.C. BRAESSE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25300018 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Pin 15.81.202.030.1004 HR

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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