

UNOFFICIAL COPY

Warranty Deed

Individual

ILLINOIS

Doc#: 2312933202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2023 02:16 PM Pg: 1 of 5

Dec ID 20230401689894
ST/CO Stamp 1-600-103-120 ST Tax \$800.00 CO Tax \$400.00
City Stamp 1-534-091-984 City Tax: \$8,400.00

FIDELITY NATIONAL TITLE

FIDELITY NATIONAL TITLE 0023004978
10F2


Above Space for Recorder's Use Only



THE GRANTORS, Dorothy Han, a single woman, Mary Compaan married to Alvain Compaan and Joyce Gardner as duly appointed Administrator of the Estate of David Han, Deceased, who resided in the City of Chicago, IL and who died intestate on November 26, 2022. Thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, in Case Number 2023P000560, to probate the estate of said DECEASED and on 2/27/2023 Joyce Gardner, GRANTOR was duly qualified as the Administrator of said estate, and Letters are now in full force and effect. NOW, THEREFORE, this DEED witnesseth, that Grantor, in exercise of the powers granted to said Administrator, and in consideration of the sum of \$800,000.00 DOLLARS and other good and valuable consideration in hand paid by Grantee, CONVEY(s) and WARRANT(s) to (Name and Address of Grantees) Sharon Heilala of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. 82800 N GEORGE AVE, OAK PARK, IL 60302

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; Grantors, Dorothy Han and Mary Compaan warrant and represent that the property herein in not homestead property. Permanent Real Estate Index Number(s): 20-11-302-018-0000

Address(es) of Real Estate: 5136 S. Ellis Avenue Chicago Illinois 60615

The date of this deed of conveyance is 4/19 2023.

REAL ESTATE TRANSFER TAX		05-May-2023
	CHICAGO:	6,000.00
	CTA:	2,400.00
	TOTAL:	8,400.00 *
20-11-302-018-0000 20230401689894 1-534-091-984		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-May-2023
	COUNTY:	400.00
	ILLINOIS:	800.00
	TOTAL:	1,200.00
20-11-302-018-0000 20230401689894 1-600-103-120		

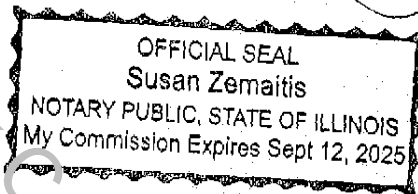
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X Mary Compaan
Mary Compaan

State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Compaan is personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 7-10 2023.

Susan Zemaitis
Notary Public



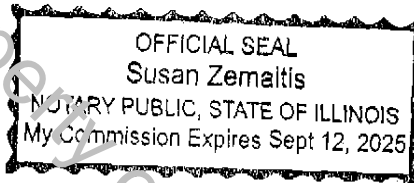
Property of Cook County Clerk's Office

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X Dorothy Han
Dorothy Han

State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothy Han is personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 4-7 2023.



Susan Zemaltis
Notary Public

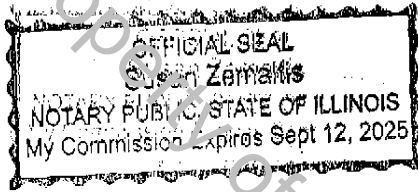
Property of Cook County Clerk's Office

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Joyce Gardner as Administrator of the Estate of David Han

State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joyce Gardner as Administrator of the Estate of David Han is personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 4-19 2023.



Notary Public

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as: 5136 S. Ellis Avenue
Chicago, Illinois 60615

Legal Description:

THE SOUTH 20 FEET OF LOT 16 AND THE NORTH 20 FEET OF LOT 17 IN BLOCK 4 IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTH WEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Isaac C. Franco 11950 S Harlem Avenue, Suite 101 Palos Heights, IL 60463</p>	<p>Send subsequent tax bills to:</p> <p>Sharon Heilala 5136 S. Ellis Avenue Chicago Illinois 60615</p>	<p>Mail recorded document to:</p> <p>Sharon Heilala 5136 S. Ellis Avenue Chicago Illinois 60615</p>
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