FIDELITY NATIONAL UNIONAL UNIONAL CO

ADMINISTRATOR'S DEED (ILLINOIS)

Name and Address of Preparer: Sandra A. Aguilera, Esq. Manetti Aguilera Seiler LLC 2213 Lakeside Drive Bannockburn, IL 60015

Doc#. 2314445013 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/24/2023 09:32 AM Pg: 1 of 3

Dec ID 20230501621101

ST/CO Stamp 0-027-937-488 ST Tax \$417.50 CO Tax \$208.75

City Stamp 0-457-198-288 City Tax: \$4,383.75

CHANT NATIONAL WIEW Ch 23004/03

RECORDER'S STAMP

THE GRANTOR, Daniel Clowes, not individually but solely as Independent Administrator of the Estate of Allison Cate Hartman, deceased, by virtue of letters testamentary issued to him by the Circuit Court of Cook Courty, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to David L. Trotter and Kimberly C. Trotter, as 2010+ Tenants, and not as tenants in country of the City of Chicago, County of Cook, the following described Real Estate situated in the Country of Cook in the State of Illinois to wit:

THE SOUTH 1/2 OF THE WEST 1/2 OF LOT 5 IN BLOCK 1 IN CHILD'S SUBDIVISION OF LOTS 1, 2 AND PART OF LOTS 3 AND 4 IN BLOCK 2 AND PART OF LOTS 1, 2, AND 3 IN BLOCK 3 IN RIDGEWOOD A SUBDIVISION OF THE SOUTH 38 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN SIJY 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Address of Real Estate: 5423 S. Ridgewood, Chicago, Ininois 60615

PIN: 20-11-423-012-0000

Subject to: General real estate taxes for 2022 and subsequent y ars; Covenants, conditions and restrictions Stort's Office of record, if any.

The date of this deed of conveyance is May 19, 2023

GRANTOR:

Daniel Clowes, not individually but solely as

Independent Administrator of the Estate of Allison Cate Hartman

COUNTY OF A LAMPOLA

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Clowes, 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 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

THE ATTACHED

2314445013 Page: 2 of 3

UNOFFICIAL (

SCM Recorder's Stamp

ACKNOWLEDGMENT

A notary public or other officer completing this

certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
State of California County of
On 05/17/2023 before me, Susana Calmo Mendoza, Notary Public
(insert name and title of the officer)
personally appeared Clowes who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ars subscribed to the within instrument and acknowledged to me that (ne)/site/they executed the same in his/har/their authorized capacity(ies), and in at by his/har/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted; executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal. SUSANA CALMO MENDOZA COMM. # 2408761 COMM. # 2408761 ALAMEDA COUNTY My Commission Expires JUNE 22, 2026
Signature Signature (Seal)

UNOFFICIAL COPY

GRANTEE'S ADDRESS & SEND SUBSEQUENT TAX BILLS TO:

David L. Trotter
Kimberly C. Trotter
5423 8: Ridgewood 5401 South Ingleside Avenue
Chicago, Illinois 60615

AFTER RECORDING, PLEASE MAIL TO:

"Rick Duffin, Esq.

Duffin & Dore, LLC

Same as above

1900 Ravinia Place

Orland Park, Illinois 60462

REAL ESTATE TRAILS! FR TAX		13-141dy 2025	
KEAL ESTATE THE	CHICAGO:	3,131.25	
	CTA:	1,252.50	
GR II THE	TOTAL:	4,383.75 *	
102 012 000	0 20230501(21:01	0-457-198-288	
20-11-423-012-000	O I EGEDGE	-th, ar interest due	

20-11-423-012-0000 | 2023000 (21)
Total does not include any applicable penalty or interest due.

AL ESTATE TRANSFE	R TAX	to Mar gage
		19-May-2023
		208.75
		417,50 626,25
20-11-423-012-0000		0-027-937-498
		, 307-400
De Cont		
	20-11-423-012-0000	