

UNOFFICIAL COPY



Chicago Title Insurance

Company

ADMINISTRATOR'S DEED

Doc#: 2314508228 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/25/2023 03:36 PM Pg: 1 of 2

Dec ID 20230501630047

ST/CO Stamp 0-996-518-608 ST Tax \$100.00 CO Tax \$50.00

City Stamp 1-533-389-520 City Tax: \$1,050.00



23MSC 2030034W RWH 10K-2

JEWELINE WOODS, Independent Administrator of the ESTATE OF FLORA TOWNSEND, deceased, ("Administrator"), as Grantor, and GERVEICE PIERCE as Grantees, WHEREAS, the ESTATE OF FLORA TOWNSEND ("Decedent"), resided in the city of CHICAGO, County of COOK, Illinois and died on 6/12/1997 and that thereafter proceedings were instituted in the PROBATE Court of COOK County, Illinois, as Case No. 97 P 008722 Docket 46 Page 296, to probate the estate of said Decedent and on 9/11/1997, Grantor was duly appointed and qualified as the 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 TEN DOLLARS (\$10.00) IN HAND PAID, the receipt of which is hereby acknowledged, the Administrator of the said estate does hereby grant, sell and convey to GERVEICE PIERCE, *A single woman* to have and to hold forever all of the Administrator's right, title and interest, as Administrator in and to the following described real estate:

LOT 8 IN BLOCK 3 IN MADLUNG AND EIDMANN'S SUBDIVISION OF THE NORTH THREE QUARTERS OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7024 S. PEORIA, CHICAGO, IL 60621
P.I.N.: 20-20-429-019-0000

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of closing.

Permanent Real Estate Index Number(s): 20-20-429-019-0000
Address of Real Estate: 7024 S. Peoria St., Chicago, IL 60621

IN WITNESS WHEREOF, the said Grantor, JEWELINE WOODS as Administrator of the said estate has hereunto set her hand and seal on this 21 day of MAY 2023

Jewelene Woods
JEWELINE WOODS, as Administrator

STATE OF ILLINOIS
COUNTY OF COOK

WILMA BEAUFORD Notary Public, do hereby certify that JEWELINE WOODS, Administrator of the Estate of ESTATE OF FLORA TOWNSEND, 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 signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

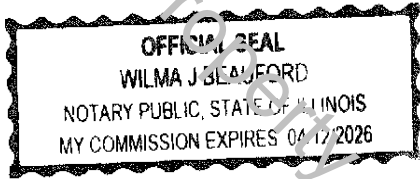
Given under my hand and official seal on this 21st day of MAY, 2023.

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STATE OF ILLINOIS
COUNTY OF COOK

I, WILMA BEAUFORD a Notary Public, do hereby certify that JEWELINE WOODS, Administrator of the Estate of ESTATE OF FLORA TOWNSEND, 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 signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 21 day of MAY, 2023.



Wilma Beauford
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: _____

Signature of Buyer, Seller or Representative

Prepared By: ROCEAL BEAUFORD, JR
11735 S. BELL AVENUE
CHICAGO, IL 60643

Mail To:

~~Real Law Group, PC
381 N. York St., Ste. 1
Elmhurst, IL 60126~~

Name & Address of Taxpayer:

Gerveice Pierce
7024 S. Peoria St.
Chicago, IL 60621

of Cook County Clerk's Office