

Doc#. 2315316006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2023 09:32 AM Pg: 1 of 2

Dec ID 20230501633114
ST/CO Stamp 0-138-435-280 ST Tax \$260.00 CO Tax \$130.00
City Stamp 0-645-831-376 City Tax: \$2,730.00

FIRST AMERICAN TITLE

FILE # AF103 4213

THIS DEED, made this 31st day of May, 2023 by Peggy P Sloyan, of the City of Orland Park, County of Cook and State of Illinois, as Independent Executor, of the **ESTATE OF Nancy M Phillips, DECEASED**, hereinafter referred to as Grantor, and Mary R. Phillips, a unmarried woman, 3849 N Fremont, Chicago, IL 60613, hereinafter referred to as Grantee:

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of Nancy M Phillips, Deceased, by the Circuit Court of Cook County, Illinois, on the 22nd day of February, 2023, in Case Number 2023P000269, and has duly qualified as such Executor, and said letters of Office are not in full force and effect.

NOW, THEREFORE, this Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor in and by the Will of Nancy M Phillips, Decedent, and in consideration of the sum of ten dollars (\$10.00) to her in hand paid by Grantee, the receipt of which is hereby acknowledged, does **GRANT, SELL AND CONVEY** to Mary R. Phillips, an unmarried woman, of 3849 N Fremont, Chicago, IL 60613; all the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

LOT 5 IN BLOCK 16 IN O. RUETER AND CO'S MORGAN PARK MANOR, A SUBDIVISION IN NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 17, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 10519 S Talman Ave, Chicago, IL 60655
ADDRESS OF PROPERTY: 24-13-220-005-0000

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Nancy M Phillips, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee, as an individual forever.

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

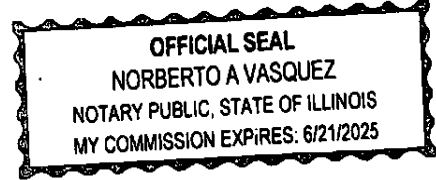
Peggy P. Sloyan, as Independent Executor
Peggy P Sloyan, Independent Executor of the Estate of Nancy M Phillips, Deceased

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in the State aforesaid, DO HEREBY CERTIFY, that Peggy P Sloyan is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 31st day of May, 2023.





Notary Public

Mail deed and subsequent tax bills to: Mary R. Phillips, 10519 S Talman Ave, Chicago, IL 60655

This instrument was prepared by: Tracey Rapp & Associates, 552 S. Elizabeth, Lombard, IL 60148

Property of Cook County Clerk's Office