

# UNOFFICIAL COPY

## ADMINISTRATOR'S DEED

Saturn Title  
2335578  
1 of 1

Doc#: 2317345027 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/22/2023 09:37 AM Pg: 1 of 4

Dec ID 20230601647235  
ST/CO Stamp 1-994-643-152 ST Tax \$250.00 CO Tax \$125.00

**WITNESSETH THIS INSTRUMENT**, wherein JAESON A. ROSENFELD, the duly qualified and appointed Independent Administrator of the Estate of KAREN P. SWAN, Deceased, under Letters of Administration issued by the Circuit Court of Cook County, in the State of Illinois, as Grantor, and FABIAN LEON, as Grantee,

WHEREAS, the Grantor was duly appointed Independent Administrator of the Estate of KAREN P. SWAN, Deceased, by the Circuit Court of Cook County, Illinois, on February 7, 2022, in Case Number 2021 P 007586, and has duly qualified as such Independent Administrator, and Letters of Administration were issued and are now in full force and effect.


NOW, THEREFORE, this Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Independent Administrator by said Letter of Administration, and in consideration of the sum of \$250,000.00 (Two Hundred and Fifty Thousand and 00/100) Dollars to him in hand paid by the Grantee, the receipt whereof is acknowledged, does GRANT, SELL, and CONVEY to Grantee all the following described real estate situated in the County of Cook, State of Illinois, and known and described as follows:

### LEGAL DESCRIPTION

LOT 35 IN BLOCK 1 IN RE-SUBDIVISION OF BLOCKS 1 TO 5 IN J.C. MCCARTNEY & COMPANY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 16-20-223-006-0000  
Address of Real Estate: 1411 South 56th Court, Cicero, IL 60804

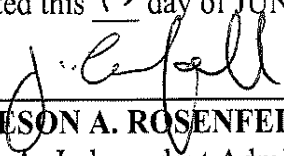
TOGETHER WITH ALL rights, title, and interest whatsoever, at law or in equity of said KAREN P. SWAN, Deceased, in and to the premises. TO HAVE AND TO HOLD same unto said Grantee forever.

T O W N O F C O O K C O U N T Y O F I L L I N O I S		Address: 1411 S 56TH CT	Real Estate Transfer Tax
		Date: 06/15/2023 Stamp #: 202345027 By: jmurphy	\$2,500.00 Payment Type: Credit Compliance #: 2023-RUCN5527

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IN WITNESS WHEREOF, Grantor, as Independent Administrator aforesaid, has hereunto set his hand and seal this 13 day of JUNE, 2023.

Dated this 13 day of JUNE, 2023



**JASON A. ROSENFELD**, not Individually  
but As Independent Administrator of the Estate  
Of KAREN P. SWAN, Deceased

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STATE OF ILLINOIS                    )  
  ) ss  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAESON A. ROSENFELD, personally known to me to be the Independent Administrator of the Estate of KAREN P. SWAN, Deceased, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Independent Administrator, 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 notarial seal, this 13 day of JUNE, 2023.



*Lynda Merrinette*  
\_\_\_\_\_  
Notary Public

My commission expires: 2-15-2027

**THIS DOCUMENT PREPARED BY:**  
F. Vian, 2823 N. Milwaukee Ave., Chicago IL 60618

**MAIL TAX BILL TO:**

Fabian Leon  
1411 S 56<sup>th</sup> Ct  
Cicero, IL 60804

**MAIL RECORDED DEED TO:**

FABIAN LEON  
1411 S 56<sup>th</sup> Ct.  
Cicero, IL 60804

CLERK OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

**Legal:**

LOT 35 IN BLOCK 1 IN RE-SUBDIVISION OF BLOCKS 1 TO 5 IN J.C. MCCARTNEY & COMPANY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 1411 S. 56th Court, Cicero, IL 60804

PIN #: 16-20-223-006-0100

Property of Cook County Clerk's Office