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IN THE CIRCUIT COURT OF COOK COUNTY,
COUNTY DEPARTMENT - PROBATE DIVISION

Case No. 2022 P 007818

Calendar 7

Estate of

CLEMETINE ROBINZINE

Deceased

Doc# 2318134013 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/30/2023 12:15 PM PG: 1 OF 4

NOTICE OF PROBATE AND RELEASE OF ESTATE'S INTEREST IN REAL ESTATE

NOTICE: The undersigned, who was appointed representative of the above captioned estate on 3/31/2023 by the Circuit Court of Cook County, County Department, Probate Division and is currently acting as representative, gives notice pursuant to §20-24(a) of the Probate Act of 1975 ("Probate Act") [755 ILCS 5/20-24(a)] that the decedent, of 2605 S. INDIANA AVENUE, UNIT 1501, CHICAGO, IL 60616 [address] died on 9/30/22, owning the following real estate, legally described on Exhibit A, further described by Parcel Real Estate Index Number(s) 17-27-305-140-1118, Street Address 2605 S. INDIANA AVENUE, UNIT 1501, CHICAGO, IL 60616

RELEASE UNDER INDEPENDENT ADMINISTRATION: Pursuant to §20-1(c) or §§28-8(i) and 28-10(a) of the Probate Act [755 ILCS 5/20-1(c) or 5/28-8(i) and 5/28-10(a)], the undersigned independent representative releases the estate's interest in the above real estate and confirms that title passed at decedent's death to the following heirs or legatees: [Insert or attach list.]

Name	Address	Share
JOYCE WOLDEMARIAM	21 E. Morningside Drive, South Holland, IL 60473	(100% SHARE)

State of ILLINOIS
County of COOK
Acknowledged before me by John Pierce Taylor
* a duly authorized officer of _____
_____ Corporation, on behalf of the corporation.

[Signature]
[signature of the representative(s)]
JOHN PIERCE TAYLOR
[printed name(s) of the representative(s)]

OFFICIAL SEAL
MICHAEL W BRADLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/08/2026
2023
[Signature]
[Signature of Notary Public]

***Use only for a corporate acknowledgement.**

NOTE: This NOTICE must be prepared for and recorded in each County in which real estate is located.

This instrument was prepared by and should be mailed to:
MICHAEL BRADLEY
4426 S. GREENWOOD AVE
CHICAGO, IL 60653

Send subsequent tax bills to:
JOYCE WOLDEMARIAM
21 E. MORNINGSIDE DRIVE
SOUTH HOLLAND, IL 60473

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EXHIBIT A

PARCEL 1

UNIT 1501 IN THE STRATFORD SOUTH COMMONS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 167.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, BEING THE NORTH LINE OF LOTS 23 TO 37, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, WITH A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE, BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 OF CANAL TRUSTEE'S SUBDIVISION AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 95.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 237.60 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 79.50 FEET TO A POINT 404.60 FEET SOUTH OF SAID SOUTH LINE OF EAST 26TH STREET AND 224.50 FEET EAST OF SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE CONTINUING EAST ALONG SAID LINE PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 25.10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 269.27 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 20 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 4.67 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 78.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 43.0 FEET, THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 94.66 FEET TO THE WEST LINE OF SOUTH PRAIRIE AVENUE BEING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 52 IN LAFLIN AND SMITH'S SUBDIVISION AFORESAID, TO THE NORTHEAST CORNER OF LOT 37 IN THOMAS STINSON'S SUBDIVISION AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF SOUTH PRAIRIE AVENUE A DISTANCE OF 67.66 FEET TO SAID SOUTH LINE OF EAST 26TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF EAST 26TH STREET A DISTANCE OF 392.28 FEET TO SAID LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH ALONG SAID

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LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 167.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0010913731, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30630 WITH AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30629 DATED MARCH 1, 1972 AND RECORDED OCTOBER 18, 1972 AS DOCUMENT NUMBER 22089651 AND FILED ON OCTOBER 18, 1972 IN THE REGISTRAR'S OFFICE IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2655205 FOR INGRESS AND EGRESS TO AND FROM THE PARKING FACILITY UPON THE LAND AND OTHER PROPERTY AS DESCRIBED IN EXHIBIT "D" ATTACHED THERETO AND FOR INGRESS AND EGRESS TO AND FROM THE PARKING SPACES LOCATED IN THE PARKING FACILITY, ALL IN COOK COUNTY, ILLINOIS. AND AMENDMENT DATED 10-01-01 AND RECORDED 10-15-01 AS DOCUMENT NUMBER 0010957367

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2-26, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0010913731, AS AMENDED FROM TIME TO TIME.

PARCEL 4:

EASEMENT FOR PARKING SPACE IN AND TO THAT SPACE IDENTIFIED AS P2-26 AS CREATED BY EASEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30629 DATED MARCH 1, 1972 AND RECORDED OCTOBER 18, 1972 AS DOCUMENT NUMBER 22089651 AND FILED ON 10-18-72 IN THE REGISTRAR'S OFFICE IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2655205 AND AMENDMENT DATED 10-01-01 AND RECORDED 10-15-01 AS DOCUMENT NUMBER 0010957367.

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP.

Property of Cook County Clerk's Office