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Doc# 2320149205 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2023 03:00 PM Pg: 1 of 3

Dec ID 20230701673724
ST/CO Stamp 0-455-184-848
City Stamp 0-938-922-448

-----[Above Space for Recorder's Office Only]-----

EXECUTOR'S DEED

THE GRANTOR, Freddy Gonzalez, as Independent Executor of the Estate of Lucy Gonzalez, deceased, by virtue of the letters testamentary issued to the Independent Executor by the Probate Court of Cook County, State of Illinois, in Case Number 2022 P 005757, and in exercise of the power of sale granted to the Independent Executor and in pursuance of every other power and authority enabling, and in consideration of the sum of 10.00 DOLLARS, receipt whereof is hereby acknowledged, does hereby CONVEY AND QUIT CLAIM to

Freddy Gonzalez, single, 2148 N. Springfield Ave., Chicago, IL 60647, an undivided three-quarter (3/4) interest;

Dionicia Narvaez, married, 2148 N. Springfield Ave., Chicago, IL 60647, an undivided one-quarter (1/4) interest;

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, as joint tenants with right of survivorship, to wit:

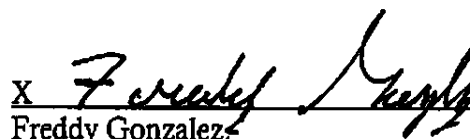
THE SOUTH 15 FEET OF LOT 11 ALL OF LOT 12 IN BLOCK 3 IN J. CASTELLO'S SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-35-115-024-0000

Address of Property: 2148 N. Springfield Ave., Chicago, IL 60647

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 4, STATE OF ILLINOIS AND COOK COUNTY REAL ESTATE TRANSFER TAX ACT.

Dated this 17 day of July, 2023

X 
Freddy Gonzalez,
as Independent Executor of the Estate of
Lucy Gonzalez, 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 Freddy Gonzalez, Independent Executor, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Freddy Gonzalez signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of July, 2023

Mollie Whitehead
NOTARY PUBLIC



Commission expires 10-3-2023

This instrument was prepared by: Whitehead Fink Elder Law, LLC

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Whitehead Fink Elder Law, LLC

Freddy Gonzalez

6232 N Pulaski Rd. Ste. 404

2145 N Springfield Ave.

Chicago, IL 60646

Chicago, IL 60647

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
e SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW

Buyer, Seller or Representative Mollie Whitehead

DATE: 7-17-23

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STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

The grantor or his/her agent affirm that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 17, 2023 Signature: *Freddy Taylor*
Grantor or Agent

Sworn and subscribed to before me
this 17 day of July, 2023.

Notary Public: *Mollie Whitehead*



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 17, 2023 Signature: *Freddy Taylor*
Grantee or Agent

Sworn and subscribed to before me
this 17 day of July, 2023.

Notary Public: *Mollie Whitehead*



NOTE: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)