

UNOFFICIAL COPY

EXECUTOR'S DEED

ILLINOIS STATUTORY

Doc#: 2322040099 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2023 04:10 PM Pg: 1 of 3

Dec ID 20230701686252
ST/CO Stamp 1-533-397-456
City Stamp 0-323-865-040

THIS DEED, made this 6th day of July, 2023 by Cheryl Baker and Gwenevere F. Chapman, together as Co-Independent Executors of the Estate of Gwendolyn B. Sippial, DECEASED, hereinafter referred to as Grantors, and Cheryl Baker of the City of Chicago, Cook County, Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantors were duly appointed as Co-Independent Executors of the Estate of Gwendolyn B. Sippial, Deceased, by the Circuit Court of Cook County, Illinois, on 4/11/2023, in case number 2023 P 1060, and has duly qualified as such Executor, and said Letters of Office are now in full force and effect.

NOW, THEREFORE, this deed witnesseth, that Grantors, in exercise of the Power of Sale granted to said Executor in and by the will of Gwendolyn B. Sippial, Decedent, and in consideration of the sum of \$10 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does Grant, Sell and Convey to Grantee all the following-described real estate situated in Cook County, Illinois and known and described as follows:

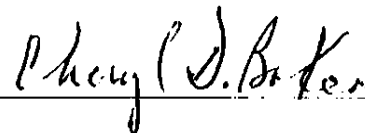
LOT 3 (EXCEPT THE NORTH 1 FOOT THEREOF) AND THE NORTH 11 FEET OF LOT 4 IN BLOCK 1 IN SEVENTH PALMER PARK ADDITION, BEING A SUBDIVISION OF PART OF LOT 1 IN BLOCK 3 IN PULLMAN PARK ADDITION TO PULLMAN IN THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-22-117-030-0000

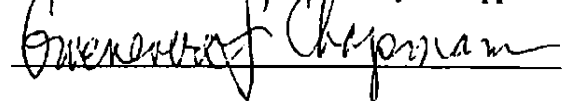
Address of Real Estate: 11344 S. King, Chicago, IL

SUBJECT TO: Real Estate Taxes for 2022 and subsequent years.

Dated this 6TH day of July, 2023



Grantor Cheryl Baker as Independent Co-Executor of the Estate of Gwendolyn B. Sippial



Grantor Gwenevere F. Chapman as Independent Co-Executor of the Estate of Gwendolyn B. Sippial

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STATE OF ILLINOIS,

COUNTY OF COOK,

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Cheryl Baker and Gwenevere F. Chapman**, personally-known to me to be the same people whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of July, 2023



John J. Murphy

Notary Public
My Commission Expires 10-22-25

Prepared By: **John J. Murphy**
6122 N. Neva
Chicago, IL 60631

Mail To: **John J. Murphy**
6122 N Neva
Chicago, IL 60631

Name and Address of Taxpayer: **Alan Baker and Wrophas Kendall Baker**
10704 S. State
Chicago, IL 60628

EXEMPT UNDER PARAGRAPH E OF THE REAL ESTATE
TRANSFER ACT. Cheryl A. Baker 7/6/23
Gwenevere F. Chapman 7/6/23
GRANTOR



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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated: 7/6/23

Signature: *Cheryl D. Burke*
Grantor or Agent
Chapman

Subscribed and sworn to before me on 7-6-23

Notary Public *J. Murphy*



The grantee or his 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 under the laws of the State of Illinois.

Dated: 7/6/23

Signature: *Cheryl D. Burke*
Grantor or Agent
Chapman

Subscribed and sworn to before me on 7-6-23

Notary Public *J. Murphy*



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

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