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Doc# 2323628096 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/24/2023 12:28 PM Pg: 1 of 2

EXECUTOR'S DEED

THE GRANTOR(S), David S. Helsel, as Independent Executor of the Estate of Kathy P. Peternell deceased, by virtue of letters testamentary issued to him by the Circuit Court of Cook County, Case No. 2022P005622, State of Illinois, and in exercise of the power of sale granted to him in and by said estate and in pursuance of every other power and authority enabling, and in

Dec ID 20230801696205

ST/CO Stamp 0-856-024-528 ST Tax \$126.00 CO Tax \$63.00

(The Above Space For Recorder's Use Only)

consideration of the sum of ONE HUNDRED TWENTY SIX THOUSAND DOLLARS (\$126,000.00) receipt whereof is hereby acknowledged, does hereby quit claim and convey unto GRANTEE, Blackrock CF1 LTD, of 1505 Revere Circle, Schaumburg, IL 60173 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 148 IN BRADLEY TERRACE, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1956 AS DOCUMENT NUMBER 16501414, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 32-18-215-032-0000

Address of Real Estate: 343 Carey Court, Chicago Heights, IL 60411

SUBJECT TO: General real estate taxes not due and payable at the time of closing; Easements for public utilities, as shown on the plat of subdivision. (Affects the Northeasterly 5 feet). Additionally, the premises in question is located within the Thorn Creek Basin Sanitary District, paid through the village of Chicago Heights, which is accepting federal grants for pollution control pursuant to Public Law 92-500. The District may charge fees separate from Ad Valorem Taxes, and which charges may be a continuing lien on the property.

FIRST AMERICAN TITLE
FILE # 24 1037193

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Dated this 18 day of August, 2023.

David D. Helsel Executor
David D. Helsel, as Independent Executor
Of the Estate of Kathy P. Peterzell

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Helsel personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 18 day of August, 2023.

Alex M. Rechenmacher
Notary Public



MAIL TO:
Samantha Gonzalez
7100 16th Street
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:
Blackrock CF1 LTD
1505 Revere Circle
Schaumburg, IL 60173

THIS INSTRUMENT WAS PREPARED BY:

Alex M. Rechenmacher
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
Attorneys at Law
835 McClintock Drive
Second Floor
Burr Ridge, IL 60527

CITY OF CHICAGO
MGTS. TRANSFER TAX

504 DOLS 00 CTS

(630) 655-6000