

UNOFFICIAL COPY

Doc#: 2324355061 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2023 12:03 PM Pg: 1 of 2

Dec ID 20230801613118
ST/CO Stamp 1-412-552-144 ST Tax \$142.00 CO Tax \$71.00
City Stamp 1-484-576-208 City Tax: \$1,491.00

ADMINISTRATOR'S DEED

THIS DEED, made this 23rd of August, 2023, between Thomas M. McAuliffe, of the City of Tinley Park, County of Cook, State of Illinois, as Independent Administrator of the Estate of Kathleen A. Coyne, deceased, hereinafter referred to as Grantor, and Grandview Capital, LLC, an Illinois limited liability company, of the City of St. Charles, County of DuPage, State of Illinois, hereinafter referred to as Grantee; ~~DuPage~~ **KANE**

WHEREAS, Grantor, duly appointed Independent Administrator of the Estate of Kathleen A. Coyne, Deceased, by the Circuit Court of Cook County, Illinois on the 4th of April, 2022, Case Number 2022 P 459, and has duly qualified as such Administrator, and said Letters of Office are now in full force and effect.

NOW, THEREFORE, this Deed witnesseth, Grantor, in exercise of the Power of Sale granted to said Administrator by the Circuit Court of Cook County, and in consideration of the sum of \$10.00 to him in hand paid by Grantees, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to Grantees the following described Real Estate situated in Cook County, Illinois, to wit:

LOT 6 IN A. AND M. CONSTRUCTION COMPANY'S RESUBDIVISION OF BLOCK 3 AND 29 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSORS SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD; ALSO LOTS 1, 2 AND 3 IN J. T. AHERN'S RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 4; LOTS 3 AND 5 IN BLOCK 29 AND LOTS 1, 2, 4 AND 5 IN BLOCK 30 IN FREDERICK H. BARTLETT CITY OF CHICAGO AFOREMENTIONED ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2022 and subsequent years,

Street address: 8531 S. Knox Ave
City, state, and zip code: Chicago, Illinois 60652
Real estate index number: 19-34-308-035-0000

Chicago Title Insurance Co.
1795 West State Street 113
Geneva, Illinois 60134
230066696V

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor, as Independent Administrator aforesaid, has hereunto set his hand and seal the day and year first above written.

Thomas M. McAuliffe, as Independent Administrator of the Estate of Kathleen A. Coyne, Deceased

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County of Cook and State of Illinois. I certify Thomas M. McAuliffe, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the 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.

Dated: August 23, 2023.

Notary Public



This instrument was prepared by : Joseph G. Haffner
25 E. Washington Street, Suite 700
Chicago, IL 60602

Grantee address &:
Mail and Send Subsequent Tax Bills To:
Grandview Capital, LLC
36 W 995 Red Gate Road
ST. CHARLES, IL 60175

REAL ESTATE TRANSFER TAX		30-Aug-2023
	CHICAGO:	1,065.00
	CTA:	426.00
	TOTAL:	1,491.00 *

19-34-308-035-0000 | 20230801613118 | 1-484-576-208
* Total does not include any applicable penalty or interest due.

Mail To:
Karrsten Goettel
2000 McDennald Rd. Suite 200
South Elgin, IL 60177

REAL ESTATE TRANSFER TAX		30-Aug-20
	COUNTY:	71.
	ILLINOIS:	142.
	TOTAL:	213.

19-34-308-035-0000 | 20230801613118 | 1-412-552-14