

UNOFFICIAL COPY

Doc#: 2324306178 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2023 03:37 PM Pg: 1 of 4

Dec ID 20230801606591
ST/CO Stamp 2-071-475-664

ADMINISTRATOR'S DEED

Statutory (ILLINOIS)
(Administrator to Individuals)

THE GRANTOR

(The space above for Recorder's use only)

Nicolette Hansen, of 10440 S. Ridgeland Ave., Apt. 1, Chicago Ridge, IL 60415, not individually but as the Independent Administrator of the Estate of Einar R. Hansen, Jr., Deceased; and the Grantees, Nicolette Hansen, a widow and not remarried, as to an undivided one half (1/2), of 10440 S. Ridgeland Ave., Apt. 1, Chicago Ridge, IL 60415, Einar R. Hansen III, married to Amanda Hansen, as to an undivided one quarter (1/4), of 5901 Hurds Corner, Mayville, MI 48744, and Steven Hansen, a single person, as to an undivided one quarter (1/4), of 10440 S. Ridgeland Ave., Apt. 1, Chicago Ridge, IL 60415.

WHEREAS Grantor Nicolette Hansen was duly appointed Independent Administrator of the Estate of Einar R. Hansen, Jr. Deceased, by the Circuit Court of Cook County on May 10, 2023, in Case Number 2023P002496; and has been duly qualified as such Independent Administration, and said Letters of Office are now in full force and effect; and in consideration of the sum of \$10.00 DOLLARS and other good and valuable consideration in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby GRANT, SELL, CONVEY and QUIT CLAIM to Nicolette Hansen an undivided one half (1/2), of 10440 S. Ridgeland Ave., Apt. 1, Chicago Ridge, IL 60415, to Einar R. Hansen III, a married man, an undivided one quarter (1/4), of 5901 Hurds Corner, Mayville, MI 48744, and Steven Hansen, a single person, an undivided one quarter (1/4), of 10440 S. Ridgeland Ave., Apt. 1, Chicago Ridge, IL 60415, the following described Real Estate situated in Cook County, Illinois, commonly known as 10440 S. Ridgeland Ave., Apt. 1, Chicago Ridge, IL 60415, legally described as:

UNIT NUMBER 10440-1 IN THE BRIARGATE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PART OF LOTS IN BRIARGATE APARTMENTS, BEING A SUBDIVISION OF PART OF LOT 4 IN TOBEY'S SUBDIVISION IN THE NORTH ½ OF SECTION 18, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF LOTS IN BRIARGATE ADDITION, ALSO BEING A SUBDIVISION OF PART OF LOT 4 IN TOBEY'S SUBDIVISION IN THE NORTH ½ OF AFORESAID SECTION 18, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 18, 1993 AS DOCUMENT 93836170, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Index Number (PIN): 24-18-216-093-1061

Address(es) of Real Estate: 10440 S. Ridgeland Ave., Apt. 1, Chicago Ridge, IL 60415

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2022 and subsequent years.

FIDELITY NATIONAL TITLE 0623015775

UNOFFICIAL COPY

Dated this 22 day of August, 2023

Nicolette Hansen (SEAL)
Nicolette Hansen, Independent Administrator
of the Estate of Einar R. Hansen, Jr., deceased

STATE OF ILLINOIS)
)ss.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicolette Hansen is personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22 day of August, 2023.



Brandy Harris
NOTARY PUBLIC
Commission expires: 6/29/2025

THIS IS NOT HOMESTEAD PROPERTY AS TO AMANDA HANSEN.

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Dated: 8/22/2023, 2023 Daniel J. Farrell
Agent

This instrument was prepared by: Law Office of Farrell & Farrell, Ltd. 4550 W. 103rd Street, Suite 202, Oak Lawn, IL 60453

MAIL TO:
Daniel J. Farrell
4550 West 103rd Street-Suite 202
Oak Lawn, IL 60453

SEND SUBSEQUENT TAX BILLS TO:
Nicolette Hansen
10440 S. Ridgeland Ave., Apt. 1
Chicago Ridge, IL 60415

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 8/22, 2023
Signature: Daniel Farrell
Grantor or Agent

Subscribed and sworn to before me by the said Daniel J. Farrell this 22 day of August, 2023

Notary Public Kathleen F. Duhig



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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 8/22, 2023
Signature: Daniel J. Farrell
Grantee or Agent

Subscribed and sworn to before me by the said Daniel J. Farrell this 22 day of August, 2023



Notary Public Kathleen F. Duhig



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.

(Attached 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.)

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		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
24-18-216-093-1061		20230801606591 2-071-475-664	

Property of Cook County Clerk's Office