

UNOFFICIAL COPY

Doc#: 2325413322 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 11:43 AM Pg: 1 of 3

EXECUTOR DEED ILLINOIS STATUTORY

(Executor to Individual)

PT23-94411 4/1

Dec ID 20230801697489
ST/CO Stamp 0-129-762-768 ST Tax \$312.00 CO Tax \$156.00
City Stamp 1-468-335-568 City Tax: \$3,276.00

THE GRANTOR(S),

Marc Partner, Independent Executor of the Estate of Marita Jo Maxey

for and in consideration of Three Hundred Twelve Thousand and no/100 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Maria A. Murphy as Trustee of the Maria A. Murphy Trust dated May 31, 2000

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: **14-08-205-025-1032**

Property Address: **1052 W. Balmoral Avenue, Unit 2F, Chicago, IL 60640**

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

UNOFFICIAL COPY

Dated this _____ day of AUG 08 2023, 2023.

Estate of Marita Jo Maxey

Marc Partner, Independent Executor

STATE OF TORONTO, ONTARIO, CANADA)
CITY / PROVINCE / COUNTRY) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Marc Partner, Independent Executor of the Estate of Marita Jo Maxey

is/are personally known to me to be the same person(s) 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.

Subscribed and sworn to before me this _____ day of AUG 08 2023, 2023.

Notary Public

at: TORONTO, ONTARIO, CANADA
CITY / PROVINCE / COUNTRY

My Commission Expires: NO EXPIRY; L.S.O. #51784E

JEFFERY A. BROWN
TORONTO NOTARY PUBLIC
888 BATHURST ST. SUITE 402
TORONTO, ONTARIO, M6H 3M8
TEL: (416) 939-4158

This instrument was prepared by:
Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

MAIL TO:

Maria A. Murphy
1052 W. Balmoral Avenue, Unit 2F
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Maria A. Murphy
1052 W. Balmoral Avenue, Unit 2F
Chicago, IL 60640

UNOFFICIAL COPY

EXHIBIT 'A' / LEGAL DESCRIPTION

UNIT NUMBER 2F, IN "THE DENIFER" 1038-42 WEST BALMORAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 12 AND THE SOUTH 35 FEET OF LOT 11 IN BLOCK 5 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS,;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 15, 1979 AS DOCUMENT NUMBER 25243297, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office