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2326557015

Doc# 2326557015 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2023 01:09 PM PG: 1 OF 4

Return to:
Miguel Castaneda
Summerset Dr.
Gainesville, GA 30507

ADMINISTRATOR'S DEED

STATE OF ILLINOIS,
COUNTY OF COOK.

WHEREAS, Bernardino Castaneda Bugarin died a resident of Hall County, Georgia, on the 31st day of December, 2020, intestate, whose estate is being administered in the Probate Court of Hall County; and

WHEREAS, the undersigned as duly qualified Administrator for the Estate of **Bernardino Castaneda Bugarin**, and is now administering the estate; and

WHEREAS, said decedent was survived by his only heirs, his wife Dolores Urbina, Cecilia Castaneda, Lorena Castaneda, Miguel Castaneda, and Jorge Castaneda; and

WHEREAS, the property described on Exhibit "A" attached hereto and by this reference made a part hereof has not yet been distributed or sold out of the estate; and

WHEREAS, no application for year's support has been made with respect to the estate of said decedent, all debts of said estate having been fully paid and federal estate taxes cannot result in a lien against said property; and

WHEREAS, the Administrator, pursuant to a Settlement Agreement Among all the Heirs for the Estate of Bernardino Castaneda Bugarin, dated June 23, 2021; hereby desires to devise and convey said property to the brother, Ricardo Castaneda, of the Decedent as part of prior agreement between the Decedent and Ricardo Castaneda.

NOW, THEREFORE, the undersigned, as Administrator of the Estate of the said **Bernardino Castaneda Bugarin**, hereby assents to the devise and conveyance of said property.

(DEED PREPARATION ONLY)

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WITNESS my hand and seal, this 12th day of April, 2023.

Signed, sealed and delivered
in the presence of:


Miguel Castaneda (SEAL)
Miguel Castaneda, as Administrator of the Estate
of Bernardino Castaneda Bugarin, Grantor

Katherine Brady
Unofficial Witness Katherine Brady

[Signature]
Notary Public
My Commission Expires: Oct 05, 2026



(NOTARY SEAL)



REAL ESTATE TRANSFER TAX	22-Sep-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

26-07-170-022-0000 | 20230901625187 | 1-386-480-592
Total does not include any applicable penalty or interest due.

Prepared by:
Rebecca Davies
301 Green Street NW, Suite 100B
PO Box 1512
Gainesville, GA 30503

REAL ESTATE TRANSFER TAX	22-Sep-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

26-07-170-022-0000 | 20230901625187 | 0-721-683-408

Mail Tax Bill to:
Ricardo Castaneda
9719 S. Muskegon Ave,
Chicago IL 60617

Exempt under Real Estate Transfer Tax Law 95 ILCS 200/31-45
sub per. E and Cook County Ord. 93-3-27 par. _____
Date 9/22/23 Sign. [Signature]

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EXHIBIT "A"

LOT 43 IN SOUTH CHICAGO GARDENS, A SUBDIVISION IN THE NORTHWEST FRACTIONAL ¼ OF FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 27, 1962 AS DOCUMENT 2030777 IN COOK COUNTY, ILLINOIS.

pin# 06-07-170-022-0000

9720 S. Manistee Ave
Chicago, IL 606174944

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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, 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 7/17/2023

Signature X *Miguel Castañeda*
Grantor of Agent

SUBSCRIBED AND SWORN TO

before me this 17th day of July, 2023.

[Signature]
Notary Public



The grantee or his/her 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 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 9-5-23

Signature *Ricardo Castañeda*
Grantee

SUBSCRIBED AND SWORN TO

before me this 5th day of Sept, 2023, 2023.

[Signature]
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of 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 Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).