UNOFFICIAL COPY

PREPARED BY:

William K. Hughes 99-1004 Ohelopapa Place Aiea, Hawaii 96701

RETURN TO:

Canaryville Homes, LLC 7061 W. North Ave., #314 Oak Park, Illinois 60302

MAIL TAX BILLS TO:

Canaryville Homes LLC 7061 W. North Ave., #314 Oak Park, Illinois 66322

23159402

Doc#. 2329906089 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/26/2023 12:24 PM Pg: 1 of 4

Dec ID 20231001652408 ST/CO Stamp 1-151-998-928 City Stamp 0-078-257-104

INDEPENDENT ADMINISTRATORS'S DEED

THIS IDENTURE made the day of October, 2023 between, William Hughes the duly appointed and now acting as the Independent Administrator of the Estate of Louis Harrison Hughes, Deceased, party of the first part, and Carary Ville + 10mes, Luc, party of the second part of 438 E 42nd Pl, Chicago, Illinois 60653.

WHEREAS, Louis Harrison Hughes, died intestate and whereby William Hughes was appointed as the Independent Administrator of his estate.

WHEREAS, William Hughes, Independent Administrator of the THE ESTATE OF LOUIS HARRISON HUGHES Deceased have the power pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes.

NOW, THEREFORE, this indenture witnesseth, that the said part of the first part in consideration of the premises and in consideration of the sum of TEN (\$10.00) DOLLARS AND by virtue of the power and authority to them pursuant to 755 ILCS 5/28-8 et seq, of Illinois Compiled Statutes as heretofore described, do hereby convey and quit claim and by these presents do convey and quit claim unto the party of the second part, the following described parcel of real estate situation in Cook County, Illinois legally known and described as follows:

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PLEASE SEE THE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"

Property Index Number: 20-03-220-029-0000

Commonly known as 438 E 42nd Pl. Chicago. Illinois 60653

TOGETHER with all and singular the heriditaments and appurtenances thereto belonging, or in any wise appertaining, and all the estate, right, title, interest, cliam and demand whatsoever, at law or in equity, which the said LOUIS HARRISON HUGHES, had at the time of his death in and to the said premises: to have and hold the same unto the said party of the second part, his heirs and assigns forever, as fully and encounally to all intents and purposes in law as the said party of the first part might, could or ought to sell and corvey the same, by virtue of the said provisions of 755 ILCS 5/28-8 et seq, of Illinois Compiles Statutes.

Subject to any easements, conditions, covenants and/or restrictions of record and real estate taxes for 2021 and subsequent years.

IN WITNESS WHEREOF, the said parties of the first part as Independent Administrator of the Estate of LOUIS HARRISON HUGHES, Deceased have hereunto set their hand and seal the day and year first above written. -OUNT

William Hughes, Ind. Administrator of

THE EST. OF LOUIS HARRISON HUGHES, Decd.

STATE OF | WIMON COUNTY OF _ GO

EXEMPT UNDER THE PROVISIONS OF SECTION PORAGRAPH D OF THE REAL ESTATE TRANSFER JAX ACT DATE 10-1

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that William Hughes, Independent Administrator of the Estate of LOUIS HARRISON HUGHES, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act as Independent Administrators of the Estate of LOUIS HARRISON HUGHES, Deceased for the uses and purposes therein set forth.

> OFFICIAL SEAL DAVID L CWIK NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:12/23/23

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LEGAL DESCRIPTION

LOT 5 IN THE SUBDIVISION OF THE EAST HALF OF LOT 14 AND ALL OF LOTS 15 AND 16 IN THE SUBDIVISION OF BLOCKS B, C, D, E, AND F IN HIGGINS, LAFLIN AND FURBER'S SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF VINCENNES AVENUE, IN COOK COUNTY, ILLINOIS.

ddress commonly k...
,38 E 42nd 7!
Chicago, IL 606;3
PIN#: 20-03-220-029-0000

UNOFFICIAL CO

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 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 ILLINOIS.

Dated SIGNATUR Grantor or Agent Subscribed and sworn to before OFFICIAL SEAL me by the said Jenny KAREN L SHANAHAN this (1) (th) day of NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires September 21, 2026

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENERICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR POREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESPATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS

Dated:

SIGNATURE Grantee or Agent

Subscribed and sworn to before me by the said Jenny L Kenne this 17 (th) day of Oit

OFFICIAL SEAL KAREN L SHANAHAN **NOTARY PUBLIC, STATE OF ILLINOIS** My Commission Expires September 21, 2026

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.

REAL ESTATE TRANSFER TAX			16-Uct-2023
	A STATE OF THE PARTY OF THE PAR	COUNTY:	0.00
		LLINOIS:	0.00
		TOTAL:	0.0
20-03-220-029-0000		20231001652408	1-151-998-928

KEAL ESTATE TRAN	18-00-2023	
ØF.A	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-03-220-029-0000	20231001652408	0-078-257-104

^{*} Total does not include any applicable penalty or interest due.