

# UNOFFICIAL COPY

23NW7151742NSD

**ADMINISTRATOR'S DEED**  
Statutory (ILLINOIS)

Doc#: 2329929289 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/26/2023 04:30 PM Pg: 1 of 3

Dec ID 20231001654079  
ST/CO Stamp 1-764-948-944 ST Tax \$170.50 CO Tax \$85.25  
City Stamp 0-173-997-008 City Tax: \$1,790.25

THIS DOCUMENT PREPARED BY:

Vasili Liosatos, Esq.  
KOVITZ SHIFRIN NESBIT  
55 W Monroe, Ste 2445  
Chicago IL 60603

FOR RECORDER'S USE ONLY

THE GRANTOR(S), WANDA PHYLLIS MITCHELL (as Administrator of the Estate of Robert Steven Simms, Deceased), duly appointed Administrator of the Estate of Robert Steven Simms, who resided in the City of Chicago, Cook County, Illinois and who died intestate on July 3, 2021, and thereafter, proceedings were instituted in the Circuit Court of Cook County, Illinois, on April 13, 2022, in Case Number 2022P002898, to probate the Estate of said deceased, and on June 22, 2022, Grantor was duly qualified as Administrator of said estate, and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

GRANT, SELL, CONVEY and WARRANT to GRANTEE, DUPLEX TOWER LLC, an Illinois Limited Liability Company, of 4520 N Clarendon Avenue, Chicago, IL 60640, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN: 14-05-210-024-1042

Address of Real Estate: 6166 N. Sheridan Road, Unit 8J, Chicago, IL 60650

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

SUBJECT TO: Covenants, conditions, and restrictions of record and public and utility easements provided, however, that none of the foregoing covenants, restrictions, conditions, or easements prevent the use of the premises as a single family condominium residence, acts done or suffered through purchaser, condominium declarations and bylaws, and general real estate taxes not due and payable at the time of closing.

NOT HOMESTEAD PROPERTY.

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IN WITNESS WHEREOF, said Grantor has caused her name to be signed to this Warranty Deed as of this 31<sup>st</sup> day of August, 2023.

Wanda Phyllis Mitchell  
WANDA PHYLLIS MITCHELL  
(as Administrator of the Estate  
of Robert Steven Simms, Deceased)

8/31/23  
DATE

STATE OF Kentucky  
COUNTY OF Jefferson

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that, **WANDA PHYLLIS MITCHELL** (as Administrator of the Estate of Robert Steven Simms, deceased) personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31<sup>st</sup> day of August, 2023.

Kenneth E. Cutrer  
NOTARY PUBLIC

KENNETH E. CUTRER  
Notary Public, State at Large, KY  
My commission expires July 13, 2024  
Notary ID# KYNP10637

KENNETH E. CUTRER  
Notary Public, State at Large, KY  
My commission expires July 13, 2024  
Notary ID# KYNP10637

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 8J IN GRANVILLE TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 10 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET AND RIGHT OF WAY OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1888 AS DOCUMENT 1042704 IN BOOK 31 AT PAGES 47 AND 481N THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25343058, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Note: For informational purposes only, the land is known as:

PIN: 14-05-210-024-1042

Address of Real Estate: 6166 N. Sheridan Road, Unit 8J, Chicago, IL 60660

MAIL AFTER RECORDING TO:

Scott A. Weinstein  
Field and Goldberg LLC  
10 S. LaSalle St. #2910  
Chicago IL 60603

MAIL TAX BILLS TO:

DuPlex Tower LLC  
4520 N. Clark Ave  
Chicago, IL 60640