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Doc# 2334915027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2023 03:33 PM PG: 1 OF 3

EXECUTOR'S DEED
(Individual)

MARK F. ZAENGER, as Successor Independent Executor of the Estate of Cathy A. Beimford, deceased ("Successor Independent Executor"), Grantor, and LISA C. BEIMFORD, as Grantee;

WHEREAS Cathy A. Beimford ("Decedent") resided in New Smyrna Beach, Florida, and died on September 23, 2020, owning property located at and commonly known as 1664 N. Bissell Street, Chicago, Cook County, Illinois, and leaving a will appointing PAUL F. GERBOSI as Independent Executor, and that thereafter proceedings were instituted in the Probate Court of Cook County, Illinois, as Case No. 2021P006807, to probate the estate of said Decedent. The Decedent's will also provides for the appointment of a Successor Independent Executor if Paul F. Gerbosi can no longer act as Independent Executor. On November 14, 2023, a Petition for Resignation of Independent Executor and Appointment of Successor Independent Executor was granted, and Grantor was duly appointed and qualified as the Successor Independent Executor of said estate, and Letters of Office were issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Successor Independent Executor of the said estate does hereby grant, sell and convey to LISA C. BEIMFORD, to have and to hold forever all of the Independent Executor's right, title and interest, as Independent Executor in and to the following described real estate:

LOT 152 (EXCEPT THE NORTHWESTERLY 13.802 FEET THEREOF) AND THE NORTHWESTERLY 4,789 FEET OF LOT 153 (EXCEPT FROM SAID LOTS 152 AND 153, THE SOUTHWESTERLY 50 FEET THEREOF) IN SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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; and general real estate taxes not due and payable at the time of closing.

Permanent Real Estate Index Number: 14-32-425-110-0000

Address of Real Estate: 1664 N. Bissell, Chicago, Illinois 60614

IN WITNESS WHEREOF, the said Grantor, MARK F. ZAENGER, as Successor Independent Executor of the said estate has hereunto set his hand on this 14th day of DECEMBER, 2023.

MARK F. ZAENGER, as Successor Independent Executor
of the Estate of Cathy A. Beimford, deceased

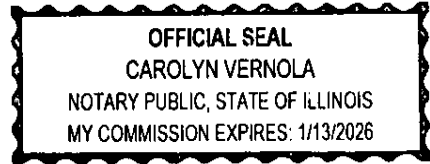
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Carolyn Vernola a Notary Public, do hereby certify that MARK F. ZAENGER, as Successor Independent Executor of the Estate of Cathy A. Beimford, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 14th day of December, 2023.

Carolyn Vernola
Notary Public



Prepared by and after recording mail to:
Mark F. Zaenger
Nisen & Elliott, LLC
180 N. La Salle Street, Suite 3600
Chicago, IL 60601

Name and Address of Taxpayer:
Lisa C. Beimford
212 Washington Avenue, Apt. 1619
Towson, MD 21204

Exempt under provisions of paragraph (e) of
35 ILCS 200/21-45, Real Estate Transfer Tax Law.

12/14/23
Date

Carolyn Vernola
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		15-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-32-425-110-0000 | 20231201695737 | 1-644-695-000

REAL ESTATE TRANSFER TAX		15-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-32-425-110-0000 | 20231201695737 | 1-593-708-592

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

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 14 | 2023

SIGNATURE: _____

MARK F. ZAENGER, as Successor Independent Executor of the Estate of Cathy A. Beimford, deceased, Grantor

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: CAROLYN VERNOLA

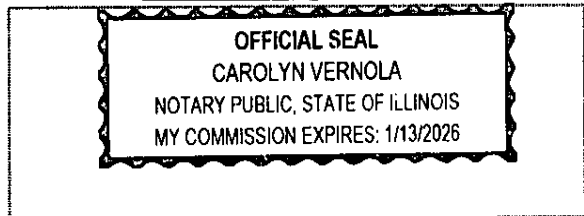
By the said (Name of Grantor): MARK F. ZAENGER, as Successor Independent Executor of the Estate of Cathy A. Beimford, deceased

On this date of: 12 | 14 | 2023

NOTARY SIGNATURE: _____

Carolyn Vernola

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 14 | 2023

SIGNATURE: _____

MARK F. ZAENGER, as Successor Independent Executor of the Estate of Cathy A. Beimford, deceased, Agent

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: CAROLYN VERNOLA

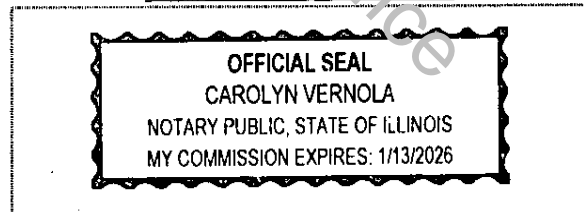
By the said (Name of Grantee): MARK F. ZAENGER, as Successor Independent Executor of the Estate of Cathy A. Beimford, deceased, Agent

On this date of: 12 | 14 | 2023

NOTARY SIGNATURE: _____

Carolyn Vernola

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**