

UNOFFICIAL COPY

ADMINISTRATOR'S DEED

2332618①

Doc#: 2336206000 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2023 09:06 AM Pg: 1 of 3

Dec ID 20231201695514
ST/CO Stamp 1-044-383-792 ST Tax \$255.00 CO Tax \$127.50
City Stamp 1-931-472-944 City Tax: \$2,677.50

6821 W. NORTH AVE
OAK PARK, IL 60302
PRAIRIE TITLE

Above Space for Recorder's Use Only

THIS ADMINISTRATOR'S DEED, made this 10th day of November 2023, between Estate of Pearlle Netter, deceased, Calvin Thomas, Independent Administrator, of the City of Houston, County of Harris, State of Texas, hereinafter referred to as Grantor, and Celso Chaca, a married man of the City of Chicago, County of Cook, State of Illinois, hereinafter referred to as Grantee;

Whereas, Grantor was duly appointed Independent Administrator of the Estate of Pearlle Netter, by the Circuit Court Cook County, Illinois, on the 26th day of April 2023, in Case Number 2023 P 002084, and has duly qualified as such Independent Administrator and said Letters of Office are now in full force and effect.

Now, Therefore this Deed witnesseth, that Grantor, in consideration of the premises and the sum of Two Hundred and Fifty Five Thousand Dollars, (\$255,000.00) and other valuable consideration, to him in hand paid by Grantee, the receipt whereof is hereby acknowledged, does **GRANT, SELL AND CONVEY** to Celso Chaca, a married man, of the City of Chicago, County of Cook, State of Illinois, all of the Grantor's interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOTS 8 AND 9 IN BLOCK 2 IN WILLIAM S. WALKER'S SUBDIVISION OF THE WEST 1/2 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 16-09-103-013-0000

COMMONLY KNOWN ADDRESS: 740 N. Lorel Avenue, Chicago, Illinois 60644

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:* covenants, conditions, and restrictions of record, 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 or payable at the time of Closing.

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Dated this 10 day of November 2023.

BY: Calvin Thomas Sr (SEAL)

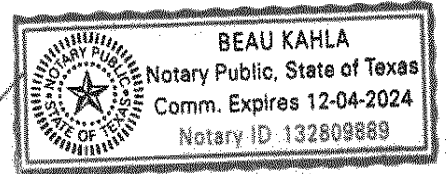
Estate of Pearlie Netter, deceased,
Calvin Thomas, Independent Administrator

State of TEXAS,

County of Brazoria ss,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Estate of Pearlie Netter, deceased, Calvin Thomas, Independent Administrator, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10 day of November, 2023



Commission expires 4th of Dec. 2024 Beau Kah
NOTARY PUBLIC

This instrument was prepared by:

Katherine L. Birchok of Stotis & Baird Chartered
200 W. Jackson, Suite 1050, Chicago, IL 60606

MAIL TO:

Celso Chaco
2849 N Sacramento
Chicago IL 60618

SEND SUBSEQUENT TAX BILLS TO:



Celso Chaco
2849 N Sacramento
Chicago IL 60618

Recorder's Office Box No. _____

EAL ESTATE TRANSFER TAX		27-Dec-2023
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50 *

16-09-103-013-0000 | 20231201695514 | 1-931-472-944

Total does not include any applicable penalty or interest due.

EAL ESTATE TRANSFER TAX		27-Dec-2023
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50

16-09-103-013-0000 | 20231201695514 | 1-044-383-792

Escrow File No.: 2332618

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LEGAL DESCRIPTION

LOTS 8 AND 9 IN BLOCK 2 IN WILLIAM S. WALKER'S SUBDIVISION OF THE WEST 1/2 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 740 N. Lorel Avenue, Chicago, IL 60644

PERMANENT INDEX NUMBER: 16-09-103-013-0000

Property of Cook County Clerk's Office