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Doc# 2401128033 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2024 12:02 PM PG: 1 OF 4

ADMINISTRATOR'S DEED

THIS DEED, made this 26 day of December, 2023, by DORIS COX, of the City of Chicago, County of Cook and State of Illinois, as Independent Administrator of the ESTATE OF THOMAS ANDREW MAHER, DECEASED (hereinafter

referred to as Grantor), and DENISE SITASZ, a single woman, of the City of Oak Forest, County of Cook and State of Illinois (hereinafter referred to as Grantee):

WHEREAS, Grantor was duly appointed Independent Administrator of the Estate of Thomas Andrew Maher, Deceased, by the Circuit Court of Cook County, Illinois, on the 25 day of January, 2023, in Case Number 2022P007059, and has duly qualified as such Administrator, and said Letters of Office are now in full force and effect.

NOW, THEREFORE, this Deed witnesses, that Grantor, in exercise of the power granted to said Administrator, and in consideration of the sum of TEN DOLLARS to him in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, QUIT CLAIM and CONVEY to DENISE SITASZ, all the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

UNIT 2-3A AND GARAGE UNIT G-2-3A IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 374 FEET OF LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89° 32' 36" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 192.00 FEET; THENCE NORTH 0° 32' 04" EAST 148.34 FEET; THENCE SOUTH 89° 30' 53" EAST 5.25 FEET; THENCE NORTH 0° 24' 29" EAST 32.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 THAT IS 185.14 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89° 32' 36" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 185.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0° 00' 00" EAST, ALONG THE EAST LINE OF SAID LOT 1, 180.34 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98-725017, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

09-Jan-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

28-18-101-044-1021

|20240101607710 | 1-653-200-944

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IN SUBJECT TO ALL RIGHTS, EASEMENTS COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Index No.: 28-18-101-044-1021

Address(es) of Real Estate: 6520 Ridge Point Dr, Unit 3A, Oak Forest, IL 60452

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee forever.

IN WITNESS WHEREOF, Grantor, as Independent Administrator aforesaid, has hereunto set his hand and seal the day and year first above written.

Doris Cox
 DORIS COX, Independent Administrator of the
 Estate of THOMAS ANDREW MAHER,
 Deceased

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that *DORIS COX*, 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, sealed and delivered the said instrument as her 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 notarial seal this 26 of December, 2023.



[Handwritten Signature]

Notary Public

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING IS TO BE RETURNED TO:

Michael J. Melander
Padgitt, Padgitt & Peppy Ltd.
560 Green Bay Road, Suite 100
Winnetka, Illinois 60093

TAXPAYER NAME AND ADDRESS:

Denise Sitasz
6820 Ridge Point Drive
Unit 3A
Oak Forest, IL 60452

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT

Doris Cox
(GRANTOR/GRANTEE OR AGENT)

DATED: 12-26-23

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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: 1 | 4 | 2024

SIGNATURE: *[Signature]*
GRANTOR or AGENT

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

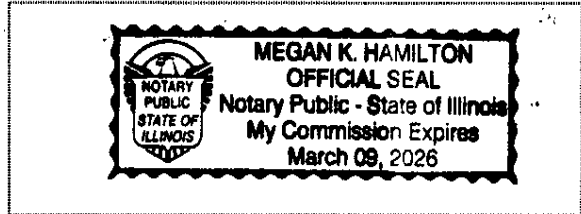
Subscribed and sworn to before me, Name of Notary Public: Megan Hamilton

By the said (Name of Grantor): Maria Komissarova

On this date of: 1 | 4 | 2024

NOTARY SIGNATURE: *[Signature]*

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: 1 | 4 | 2024

SIGNATURE: *[Signature]*
GRANTEE or 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: Megan Hamilton

By the said (Name of Grantee): Maria Komissarova

On this date of: 1 | 4 | 2024

NOTARY SIGNATURE: *[Signature]*

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)**)