

# UNOFFICIAL COPY

Doc#: 2401646206 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/16/2024 04:38 PM Pg: 1 of 3

□ 2506

IN THE CIRCUIT COURT OF COOK COUNTY,  
COUNTY DEPARTMENT - PROBATE DIVISION

Case No. 2022P000044

Calendar 7

Estate of

Tony Ronald Smith Sr.

Deceased

## NOTICE OF PROBATE AND RELEASE OF ESTATE'S INTEREST IN REAL ESTATE

NOTICE: The undersigned, who was appointed representative of the above captioned estate on March 10, 2022 by the Circuit Court of Cook County, County Department, Probate Division and is currently acting as representative, gives notice pursuant to §20-24(a) of the Probate Act of 1975 ("Probate Act") [755 ILCS 5/20-24(a)] that the decedent, of 20064 Lake Lynwood Drive, Lynwood, Illinois 60411 [address]

died on 11/14/2021, owning the following real estate, legally described on Exhibit A, further described by

Parcel Real Estate Index Number(s) 33-07-315-026-0000

Street Address 20064 Lake Lynwood Drive, Lynwood, Illinois 60411

**RELEASE UNDER INDEPENDENT ADMINISTRATION:** Pursuant to §20-1(c) or §§28-8(i) and 28-10(a) of the Probate Act [755 ILCS 5/20-1(c) or 5/28-8(i) and 5/28-10(a)], the undersigned independent representative releases the estate's interest in the above real estate and confirms that title passed at decedent's death to the following heirs or legatees: [Insert or attach list.]

Name	Address	Share
Phyllis A. Smith	20064 Lake Lynwood Drive, Lynwood, Illinois 60411	100%

State of ILLINOIS

County of COOK

*Phyllis A. Smith*  
[Signature of the representative(s)]

Acknowledged before me by \_\_\_\_\_

Phyllis A. Smith (Independent Executor)

[printed name(s) of the representative(s)]

\* a duly authorized officer of \_\_\_\_\_

\_\_\_\_\_ corporation, on behalf of \_\_\_\_\_  
the corporation.

**OFFICIAL SEAL**  
\* Use THIS OFFICER'S corporate acknowledgements.

**IRIS Y. MARTINEZ**  
CLERK OF THE CIRCUIT COURT OF COOK COUNTY  
COMMISSION EXPIRES: 01/28/2027

December 22, 2023

*Kyra S. G. Payne*  
[Signature of Notary Public]

NOTICE: This instrument must be prepared for and recorded in each County in which real estate is located.

This instrument was prepared by and should be mailed to:

Kyra S. G. Payne Esq.

Send subsequent tax bills to:

Phyllis A. Smith

10258 S. Western Avenue, Suite 202

20064 Lake Lynwood Drive

Chicago, Illinois 60643

Lynwood, Illinois 60411

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 11 IN BLOCK 4 IN LYNWOOD TERRACE UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 33-07-315-026-0000

Property Address: 2006 Lake Lynwood Drive, Lynwood, IL 60411

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 of Illinois.

Dated 12-22-23

Signature: *Phyllis Smith*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Phyllis Smith  
dated December 22, 2023

Notary Public *Kyra S G Payne*



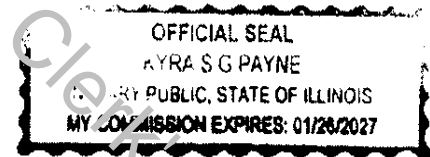
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 of Illinois.

Dated 12-22-23

Signature: *Phyllis Smith*  
Grantee or Agent

Subscribed and sworn to before me  
by the said Phyllis Smith  
dated December 22, 2023

Notary Public *Kyra S G Payne*



Note: 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 Facsimile ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**