

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
ESTATE

Doc# 2401633434 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/16/2024 04:04 PM Pg: 1 of 3

Dec ID 20231101676748
ST/CO Stamp 0-531-304-496 ST Tax \$180.00 CO Tax \$90.00
City Stamp 0-878-465-072 City Tax: \$1,890.00

FIRST AMERICAN TITLE
FILE # 241034312

Preparer File: AF1034312
FATIC No.: AF1034312

Herman Hughes - Supervised Administrator, of the Estate of Arthur Hughes, Sr., deceased, ("Administrator"), as Grantor, and Alexis A. Carradero as Grantee(s)

WHEREAS, Arthur Hughes, Sr., ("Decedent") resided in the of Chicago, County of Cook, State of IL and died Intestate on 06/23/2021 and that thereafter proceedings were instituted in the Circuit Court of Cook County, First Municipal District of Cook County, Illinois, as Case No. 21 P 8531, to probate the estate of said Decedent and on 03/16/2022, Grantor was duly appointed and qualified as the Administrator of said estate, and letters 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 \$180,000.00 in full purchase price, and other valuable consideration, the receipt of which is hereby acknowledged, the Administrator of the said estate does hereby CONVEY(S) and WARRANT(S) to Alexis A. Carradero, a single man, as his sole and separate property, of 3314 W. Armitage Avenue Chicago, IL 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 25-09-418-005-0000

Address(es) of Real Estate: 10113 S. Princeton
Chicago, Illinois 60628

Dated this 13th day of December, 2023

By: Herman Hughes
Herman Hughes - Administrator
As Supervised Administrator
Of the estate of Arthur Hughes, Sr.



First American
Title Insurance Company

Warranty Deed - Estate

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STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Herman Hughes - Supervised Administrator of the Estate of Arthur Hughes, Sr., personally known to me to be the same person(s) whose name(s) are 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 13th day of December, 2023.



Jena M. Noel Childers

Notary Public

Prepared by:
Jena M. Noel
2024 Hickory Road Suite 303
Homewood, IL 60430

Mail to:

Alexis A. Carradero
1013 S. Princeton Avenue
Chicago, Illinois 60628

Name and Address of Taxpayer:

Same as above

County of Cook County Clerk's Office



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Exhibit "A" – Legal Description

LOT FIFTY FOUR (54) IN FRANK DE LUGACH'S PRINCETON PARK, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION NINE (9), TOWNSHIP THIRTY SEVEN (37) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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Warranty Deed - Estate