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EXECUTOR'S DEED

773437

1 of 3



2402346097D

Doc# 2402346097 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 02:31 PM PG: 1 OF 5

Citywide Title Corporation
111 W. Washington St. Ste. 1301
Chicago IL 60602

THIS DEED, made this day 22, of NOVEMBER, 2023 by Grantor, JACLYN R. ULM of Plain City, Ohio, as Independent Administrator of the ESTATE OF JASON SILVIA, Deceased, and Grantees, EMMA J. JOHNSON-GEIS and ALICE M. GEIS, of Chicago, Illinois. WHEREAS, Grantor was duly appointed Independent Administrator of the Estate of Jason Silvia, Deceased, by the Circuit Court of Cook County, Illinois, on August 10, 2023, in Case Number 2023 P 3318, and has duly qualified as such Administrator, and said Letters of Office are now in full force and effect.

NOW THEREFORE, this Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Administrator, and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANT(S), SELL(S) and CONVEY(S) and WARRANT(S) to EMMA J. JOHNSON-GEIS, and ALICE M. GEIS, as Joints Tenants with rights of survivorship, and not as Tenants in Common, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit: * MARGARET

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: (a) General real estate taxes for 2022 and subsequent tax years; (b) the Declaration, attached herein; (c) 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; (d) the Illinois Condominium Property Act; and (e) acts done or suffered by Grantee.

SUBJECT TO: Declaration of Covenants and Restrictions for Giddings Landing Condominium Association recorded in the Office of the Cook County, Illinois Recorder as Document 97116785 and subsequent amendments, if any.

Permanent Real Estate Index Number(s): 13-13-201-028-1005

Address (es) of Real Estate: 2751 W Giddings Ave #GW CHICAGO, IL 60625

Dated this 22 day of NOVEMBER 2023 St.

Jaclyn R. ULM as Independent Administrator of the Estate of Jason Silvia, deceased
JACLYN R. ULM as Independent Administrator
of the ESTATE of JASON SILVIA, Deceased

S Y-I
SC Y
INT EK

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STATE OF Ohio)
COUNTY OF Franklin) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that JACLYN R. ULM, as Independent Administrator of the Estate of Jason Silvia, Deceased, 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 they signed, sealed and delivered the said instrument as their 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 22nd day of November 2023

Caitlyn L Smith
Notary Public

Prepared By:

Raquel Smith Ortiz
Smith Ortiz PC, Attorneys
4309 W. Fullerton Ave.
Chicago, Illinois 60639



Caitlyn L Smith
Notary Public, State of Ohio
Commission #: 2022-RE-854964
My Commission Expires 10-13-2027

Mail To:

MICHELLE LAISS, ESQ
1530 W. FULLERTON AVE
CHICAGO, ILL 60614

Name & Address of Taxpayer:

Send Subsequent Tax Bills To:


EMMA J JOHNSON -GEIS
2751 W GIDDINGS AVE
UNIT #GW
CHICAGO, ILL 60625

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File No: 773437

EXHIBIT "A"

UNIT 2751-G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GIDDINGS LANDING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97116785, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-13-201-028-1005 

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

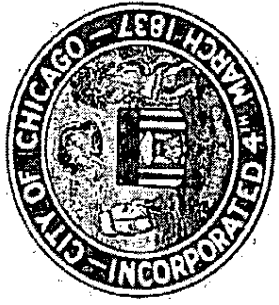
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**Commitment for Title Insurance (8-1-2016)**

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REAL ESTATE TRANSFER TAX

12-Dec-2023



CHICAGO:

1,425.00

CTA:

570.00

TOTAL:

1,995.00

13-13-201-028-1005 | 20231101682356 | 0-029-278-256

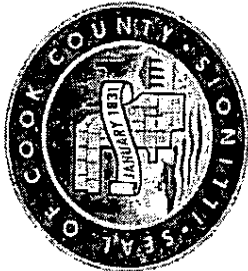
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

12-Dec-2023



COUNTY:

95.00

ILLINOIS:

190.00

TOTAL:

285.00

13-13-201-028-1005

20231101682356

0-650-715-184

Property of Cook County Clerk's Office