

UNOFFICIAL COPY

Doc#: 2403806110 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2024 02:12 PM Pg: 1 of 3

Dec ID 20240101618436
ST/CO Stamp 1-226-669-104 ST Tax \$235.00 CO Tax \$117.50
City Stamp 0-953-990-192 City Tax: \$2,467.50

EXECUTOR DEED

(The Above Space for Recorder's Use Only)

THIS DEED, made this day of 2/7, 2024 by **Byron Bubloni**, of the City of Chicago, County of Cook and the State of Illinois, as Independent Executor of the **ESTATE OF MARIAN E. BUBLONI, DECEASED**, hereinafter referred to as Grantor, and **Byron Bubloni, Individually** of the City of Chicago, County of Cook and the State of Illinois, hereinafter referred to as Grantee.

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of **Marian E. Bubloni, Deceased**, by the Circuit Court of Cook County, Illinois, on the 11th day of October, 2023, in Case Number 2023 P 006305, and has duly qualified as such Executor, 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 Executor in and by the Will of **Marian E. Bubloni, Decedent**, and in consideration of the sum of Two Hundred Thirty Five Thousand and 00/100 DOLLARS (\$235,000.00) to him in hand paid by Grantee, the receipt whereof is hereby acknowledged, does **GRANT, SELL and CONVEY** to **Byron Bubloni, individually** all the following-described real estate situated in the County of Cook and State of Illinois and known and described as follows, namely:

See legal description attached hereto and incorporated herein.

Permanent Index Number: 13-18-409-034-1027
Address of Real Estate: 6530 W. Irving Park Road, Unit 407, Chicago, IL 60634

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

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year **2023** and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 7 day of Feb, 2024.

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Exhibit A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1:

UNIT NO. 407 IN MERRIMAC SQUARE CONDOMINIUM III AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 4 IN PONTARELLI SUBDIVISION OF MERRIMAC SQUARE, A PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY AS DOCUMENT NUMBER 93337398 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-51 AND STORAGE SPACE NO. S-27, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398.

ATA NATIONAL TITLE GROUP, LLC
 175 E. Hawthorn Pkwy., Suite 135
 Vernon Hills, IL 60061
 Ph:(847) 281-9332 Fax:(847) 281-9334

Commonly Known As: 6530 W. Irving Park Rd, Unit 407, Chicago, IL 60634

Parcel Identification Number: 13-18-409-034-1027