## UNOFFICIAL CO

EXECU	TTOR	DEED

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

(The Above Space for Recorder's Use Only)

1000 PM , 2024 by Byron Bubloni, of the City of THIS DEED, made this day of Chicago, County of Cook and the State of Illinois, as Independent Executor of the ESTATE OF MARIAN E. BUBLONI, DECEASED, herein, fter 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 su in 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 'ook 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 1 day of FeB

## UNOFFICIAL COPY

Byron Bubloni, as Independent Executor of the Estate of Marian E. Bubloni, deceased

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Byron Bubloni, as Independent Executor of the Estate of Marian E. Bubloni, deceased 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of nomestcad.

Given under my hand and notarial scal, this \_\_\_\_\_\_ day of FeB, 2024.

OFFICIAL SEAL RICK LERICKSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXP. RES: 1/4/2026

Notary Public

THIS INSTRUMENT PREPARED BY

Rick J. Erickson Erickson Law Office, Ltd. 716 Lee Street Des Plaines, IL 60016

MAIL TO:

Byron Bubloni 6530 W. Irving Park Road, Unit 407 Chicago, IL 60634

4 County SEND SUBSECUENT TAX BILLS TO:

> Byron Bubloni 6530 W. Irving Park Rou', Unit 407 Chicago, IL 60634

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## **UNOFFICIAL COPY**

## Exhibit A

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

DARCEL 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 MERRIMA & 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, 1392, 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 UPCL'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 A FREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER FRUST AGREEMENT DATED JUNE 9,1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY DANK 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 A TACHED 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