

183473011

UNOFFICIAL COPY

**PERSONAL
REPRESENTATIVE'S
DEED**

Doc#: 2405841074 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/27/2024 11:29 AM Pg: 1 of 2

Dec ID 20240201639249
ST/CO Stamp 0-444-453-424 ST Tax \$190.00 CO Tax \$95.00

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 21st day of February, 2024 by Michael Florian, of the Village of Crestwood, County of Cook and State of Illinois, not individually but as Independent Executor of the **Estate of Chester J. Florian, DECEASED**, pursuant to the power and authority granted in the said decedent's last will and testament dated May 23, 2023, admitted to probate on February 14, 2024 in Case Number 2023P009064, hereinafter referred to as Grantor, and of Michael Evans, not married, of 9742 South Troy Avenue Apartment B-10, Evergreen Park, Illinois 60805, hereinafter referred to as Grantee:

WHEREAS, Grantor was duly appointed Independent Executor of the **Estate of Chester J. Florian, Deceased**, by the Circuit Court of Cook County, Illinois, in Case Number 2023P009064 and has duly qualified as such Independent Executor and said letters of Office are now in full force and effect.

NOW, THEREFORE, the Grantor, not individually but as such Independent Executor, in exercise of the power and authority granted to said Independent Executor in and by said decedent's last will and testament dated May 23, 2023 in the Circuit Court of Cook Illinois, in Case Number 2023P009064, and in consideration of the sum of **TEN DOLLARS (\$10.00)** in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby **Grant, Sell and Convey** to: Michael Evans, not married, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 13935 W Leamington Dr, Unit 910, Crestwood, IL 60418, legally described as:

LOT 910 AND GARAGE UNIT 110 IN CRESTPOINT CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 AND THE SOUTH 20 FEET OF THE WEST 52.00 FEET OF LOT 8 IN CRESTPOINT PHASE 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 29, 2005, AS DOCUMENT NO. 0524139012, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Permanent Index Number: 28-04-400-091-1214 and 28-04-400-091-1218
Address(es) of Real Estate: 13935 W Leamington Dr, Unit 910, Crestwood, IL 60418**

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

IN WITNESS WHEREOF, Grantor, not individually, but as the aforesaid, has hereunto set his hand and seal the day and year first above written.

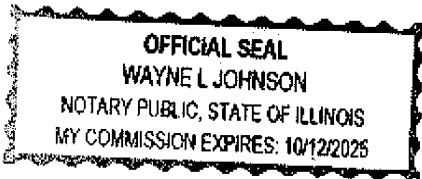
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By: Michael Florian
Michael Florian, not individually but as Independent
Executor of the Estate of Chester J. Florian,
Deceased

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Florian, not individually but as Independent Executor of the Estate of Chester J. Florian, 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 he signed, sealed and delivered the said instrument as such Independent Executor for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of FEBRUARY 2024



Wayne L. Johnson
NOTARY PUBLIC

Commission expires _____

Wayne Johnson

This instrument was prepared by: Johnson & Johnson, Ltd., 920 W. 175th Street, Suite 5, Homewood, Illinois 60430

MAIL TO:

Michael Evans
13935 W Leamington Dr
Unit 910
Crestwood, IL 60418

SEND SUBSEQUENT TAX BILLS TO:

Michael Evans
13935 W Leamington Dr
Unit 910
Crestwood, IL 60418

REAL ESTATE TRANSFER TAX		23+60-2024
COUNTY:		95.00
ILLINOIS:		190.00
TOTAL:		285.00
28-04-400-091-1214		20240201839249 0-444-453-424