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Doc#: 2406622093 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/6/2024 12:00 AM Pg: 1 of 7

Dec ID 20240201639458

After Recording Return To:

RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Prepared By:

RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251, and Co-Counsel
Lee Scott Perres, PC
29 North Wacker Drive, Suite 1010
Chicago, Illinois 60606

[Space Above This Line For Recording Data]

Loan No.: 9350146537

Investor No.: 367965283

EXECUTOR'S DEED

THIS DEED, made this day of 10th, of November, 2023, by David Wheaton, Independent Administrator of The Estate of Terence P Wheaton, Deceased, whose address is 1645 West Ogden Avenue Unit 519, Chicago, Illinois 60612 ("Grantor") and Sovereign Bank, N.A. F/K/A Sovereign Bank, Federal Savings Bank, whose address is 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047 ("Grantee"):

WHEREAS, Grantor was duly appointed Administrator of the Estate of Terence P Wheaton, Deceased, by the Circuit Court of Cook County, Illinois, on July 20th, 2023, in Case Number 2023P004312, and has duly qualified as such Independent 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 Independent Executor in and by the Will of Terence P Wheaton, Decedent, and in consideration of the sum of One Dollar (\$1.00), to him/her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to , whose address is 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, all the following described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
See Exhibit "B" attached hereto and made a part hereof.
PIN: 28-04-301-022-1087

Property Address: 14009 S. James Drive #615, Crestwood, Illinois 60418

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Loan No.: 9350146537
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TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Terence P Wheaton, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set his hand and seal the day and year first above written.



David Wheaton, Independent Administrator of The Estate of Terence P Wheaton, deceased -Grantor

GRANTOR ACKNOWLEDGEMENT

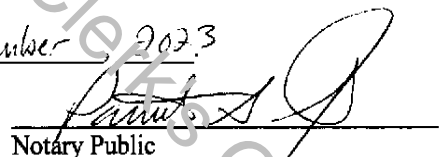
State of Illinois §
County of Will §

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, David Wheaton, Independent Administrator of The Estate of Terence P Wheaton, deceased

personally known to me to be the same person(s) whose names 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 a 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 Notarial Seal this 10th day of November 2023

SEAL


Notary Public

Patrick S Sullivan
Printed Name
My Commission Expires: 8-18-2027

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Sovereign Bank, N.A. F/K/A Sovereign Bank, Federal Savings Bank, 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047

"TAX EXEMPT PURSUANT TO PARAGRAPH L, STATE STATUTE 35 ILCS 200/31-45"

12-28-23
Date

Ruth Ruhl (Seal)
Printed Name Ruth Ruhl

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Loan No.: 9350146537
Investor No.: 367965283

EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS:

PARCEL 1: UNIT 615 IN SANDPIPER SOUTH CONDOMINIUM NUMBER 3, AS DELINEATED ON THE SURVEY OF LOTS 3 THROUGH 7 IN SANDPIPER SOUTH UNIT 2, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY BEVERLY BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22723064 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED .0102 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) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND AS CREATED BY SANDPIPER SOUTH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY BEVERLY BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 DECEMBER 10, 1973 AND RECORDED DECEMBER 12, 1973 AS DOCUMENT 22570315 AS SUPPLEMENTED BY DECLARATION DATED MAY 7, 1974 AND RECORDED MAY 21, 1974 AS DOCUMENT NUMBER 22723063 AND AS SET FORTH IN AND AS CREATED BY ARTICLE IV, PARAGRAPH 4.04 (D) OF DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR SANDPIPER SOUTH CONDOMINIUM NUMBER 2, MADE BY SAID TRUSTEE RECORDED JANUARY 23, 1974 AS DOCUMENT NUMBER 22603537 AND AS CREATED BY DEED FROM SAID TRUSTEE TO ROGER K. MCMANUS AND PAMELA J. MCMANUS DATED MARCH 1, 1975 AND RECORDED MARCH 4, 1975 AS DOCUMENT 23010985 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 28-04-301-022-1087

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: KENNETH J. MICHAELS, BACHELOR
GRANTEE: TERENCE P. WHEATON, INDIVIDUALLY
DATED: 04/27/2006
RECORDED: 05/15/2006
DOC#/BOOK-PAGE: 0613554031 / NA
TERENCE P. WHEATON DATE OF DEATH 06/08/2023 AND CASE NO. 2023 P 004312

ADDRESS: 14009 S JAMES DR UNIT 615, CRESTWOOD, IL 60418

EXHIBIT "A"

UNOFFICIAL COPY

Loan No.: 9350146537
Investor No.: 367965283

STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/10/2023 Signature *David Wheaton*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 10th day of November, 2023.



Notary Public *Patrick S. Sullivan*
Printed Name Patrick S. Sullivan

STATEMENT BY GRANTEE

Grantee or his agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated See next page Signature _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this _____ day of _____, _____.

Notary Public _____
Printed Name _____

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

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Loan No.: 9350146537
Investor No.: 367965283

STATEMENT BY GRANTOR

Grantor or his agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____ Signature _____
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this _____ day of _____,

Notary Public _____

Printed Name _____

STATEMENT BY GRANTEE

Grantee or his agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 14, 2023 Signature _____
Grantor or Agent Dean Meyer
Asista + Treasurer

Subscribed and sworn to before me by the said Grantee/Agent this 14 day of December,
2023.

SAMANTHA LEE ARMENDARIS
NOTARY PUBLIC
REG. #7937498
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2025

Notary Public [Signature]

Printed Name Samantha Armendaris

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

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Exhibit B

Letters of Office -- Decedent's Estate

CCP 0415

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT – PROBATE DIVISION

Estate of

Terence P Wheaton

Deceased

Case Number: 2023P004312

Docket:

Page:

ORIGINAL

LETTERS OF OFFICE – DECEDENT'S ESTATE

David Wheaton has been appointed Independent Administrator, of the estate of Terence P Wheaton, deceased, who died Thursday, 06/08/2023, and is authorized to take possession of and collect the estate of the decedent and to all acts required by law.



Witness: 07/20/2023

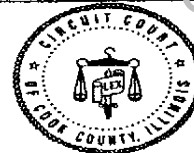
IRIS Y MARTINEZ
Clerk of the Circuit Court

CERTIFICATE

I certify that this is a copy of the letters of office now in force in this estate.

Angela Hatten-Alex at Probate Division

Witness: Thursday, 07/20/2023



IRIS Y MARTINEZ
Clerk of Court

IRIS Y MARTINEZ, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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**COOK COUNTY CLERK VITAL RECORDS
CHICAGO, ILLINOIS
MEDICAL EXAMINER/CORONER CERTIFICATE OF DEATH**

STATE FILE NUMBER 2023 0050119

MEDICAL EXAMINER'S CASE NUMBER 2023-03473

DATE ISSUED 7/7/2023

DECEDENT'S LEGAL NAME TERENCE PATRICK WHEATON			SEX MALE	DATE OF DEATH JUNE 08, 2023
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 59 YEARS	DATE OF BIRTH SEPTEMBER 10, 1963		
CITY OR TOWN CRESTWOOD	HOSPITAL OR OTHER INSTITUTION NAME 14009 JAMES DRIVE #615			
PLACE OF DEATH DECEDENT'S HOME				
BIRTHPLACE EVERGREEN PARK, IL	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH NEVER MARRIED/NEVER IN CIVIL UNION	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 14009 JAMES DRIVE	APT. NO. 615	CITY OR TOWN CRESTWOOD	INSIDE CITY LIMITS? YES	
COUNTY COOK	STATE IL	ZIP CODE 60418	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION FRED EDWIN WHEATON	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION DOROTHY MAE SCHMITZ
INFORMANT'S NAME DANIEL WHEATON	RELATIONSHIP BROTHER	MAILING ADDRESS 348 N. LEVASSEUR AVENUE, BOURBONNAIS, IL, 60914		
METHOD OF DISPOSITION CREMATION	PLACE OF DISPOSITION FOREST CREMATORY	LOCATION - CITY OR TOWN AND STATE HOMEWOOD, IL	DATE OF DISPOSITION JUNE 20, 2023	
FUNERAL HOME ILLINOIS CREMATION CENTERS, 1000 ROHLWING ROAD, LOMBARD, IL, 60148				
FUNERAL DIRECTOR'S NAME MARK JOHN KAZLAUSKAS			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034015610	
LOCAL REGISTRAR'S NAME JOHN D'LORE			DATE FILED WITH LOCAL REGISTRAR JUNE 20, 2023	
CAUSE OF DEATH PART I: ARTERIOSCLEROTIC CARDIOVASCULAR DISEASE				
IMMEDIATE CAUSE (Final disease or condition resulting in death)				
a. _____ Due to (or as a consequence of):				
b. _____ Due to (or as a consequence of):				
c. _____ Due to (or as a consequence of):				
PART II: Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I: OBESITY				
FEMALE PREGNANCY STATUS NOT APPLICABLE			WAS AN AUTOPSY PERFORMED? NO	
			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A.	
			MANNER OF DEATH NATURAL	
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?	
LOCATION OF INJURY				
DESCRIBE HOW INJURY OCCURRED:			IF TRANSPORTATION INJURY, SPECIFY:	
ATTEND THE DECEASED?	DATE LAST SEEN ALIVE	WAS MEDICAL EXAMINER OR CORONER CONTACTED?	DATE PRONOUNCED JUNE 08, 2023	TIME OF DEATH 07:47 PM
CERTIFIER MEDICAL EXAMINER/CORONER			DATE CERTIFIED JUNE 20, 2023	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH PONNI ARUNKUMAR MD, 2121 W HARRISON ST, CHICAGO, IL, 60612			PHYSICIAN'S LICENSE NUMBER 2471569	

THE WORD VOID APPEARS WHEN PHOTOCOPIED

NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM



This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.

Karen A. Yarbrough
Karen A. Yarbrough
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE