

UNOFFICIAL COPY

Doc#: 2406722295 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 2

Dec ID 20240201643024

ST/Co Stamp 0-553-781-808 ST Tax \$240.00 CO Tax \$120.00

City Stamp 0-991-365-680 City Tax \$2,520.00

ADMINISTRATOR'S DEED

INDIVIDUAL

Independent Administrator, Karen Muratori of the Estate of James J. Severino, deceased, ("Administrator"), as Grantor, and Antonio Espinoza as Grantee,

WHEREAS, proceedings were instituted in the Court of Cook County, Illinois, as Case No.2023P006710, Grantor was duly appointed and qualified as the Administrator of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the Administrator of the said estate does hereby grant, sell and convey to Antonio Espinoza, Individually, to have and to hold forever all of the Administrator's right, title and interest, as Administrator in and to the following described real estate:

LOT 46 IN RAWSON S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2450 West Polk Street, Chicago, IL 60612

PIN: 16-13-411-027-0000

IN WITNESS WHEREOF, the said Grantor, as Administrator of the said estate has hereunto set her hand and seal on this
27th day of February, 2024.

Karen Muratori

Karen Muratori, Independent Administrator of The Estate Of James J. Severino, deceased


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STATE OF Virginia

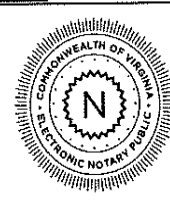
COUNTY OF Loudoun

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Karen Muratori, Independent Administrator of The Estate of James J. Severino, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 27th day of February, 2024



NOTARY PUBLIC



Kyle D. Tyler

REGISTRATION NUMBER
7524615
COMMISSION EXPIRES
October 31, 2024

Notarized remotely online using communication technology via Proof.

PREPARED BY:
Francesca M. Perdichizzi
Papadia & Perdichizzi Ltd
1035 North Clark Street
Chicago, IL 60610

MAIL TO:

Antonio Espinoza
2450 West Polk Street
Chicago, IL 60612

SEND SUBSEQUENT TAX BILLS TO:

Antonio Espinoza
2450 W. Polk Street
Chicago, IL 60612

Recorder's Office Box No. _____

Property of Cook County Clerk's Office