

UNOFFICIAL COPY

Doc#: 2406811162 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/8/2024 12:00 AM Pg: 1 of 3
Dec ID 20240301645860

ADMINISTRATOR'S DEED

THIS DEED, made this 1st day of March, 2024 by MEGAN SCIANNA, as Independent Administrator of THE ESTATE OF KIM S. SCIANNA, DECEASED, of 208 S. Bartlett Road, Streamwood, IL 60107, hereinafter referred to as Grantor; and MEGAN SCIANNA a single person, of 208 S. Bartlett Road, Streamwood, IL 60107 and ANTHONY SCIANNA, a single person, of 208 S. Bartlett Road, Streamwood, IL 60107, hereinafter referred to as Grantees:

WHEREAS, Grantor was duly appointed Independent Administrator of the ESTATE OF KIM S. SCIANNA, by the Circuit Court of Cook County, Illinois, on the 13th day of May, 2021 in Case Number 2021P002505, and have duly qualified as such Administrator, and said Letters of Office are now in full force and effect.

NOW, THEREFORE, this Deed witnesses that Grantor, in exercise of the Power of Sale granted to said Administrator and in consideration of the sum of TEN DOLLARS AND 00/100 to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT and CONVEY to MEGAN SCIANNA, a single person, and ANTHONY SCIANNA, a single person, not as tenants in common but as joint tenants in fee simple, all the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

LOT 67 IN FAIR OAKS UNIT NO. 2 BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1959 AS DOCUMENT 17545002 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 06-23-116-049-0000

Addresses of Real Estate: 208 S Bartlett Rd., Streamwood, IL 60107

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

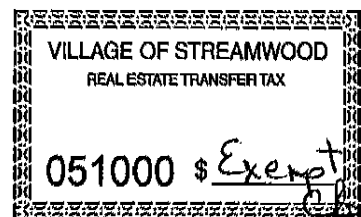
TO HAVE AND TO HOLD same unto said Grantees in fee simple.

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Act.



Megan Scianna, Independent Administrator

Dated: 3-1, 2024



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IN WITNESS WHEREOF, Grantor, as Independent Administrator aforesaid, has hereunto set her hand and seal this 1st day of March, 2024.

Megan Scianna

MEGAN SCIANNA, Independent Administrator of the Estate of Kim S. Scianna, Deceased

STATE OF ILLINOIS)
)ss
COUNTY OF DUERAGE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT MEGAN SCIANNA, the Independent Administrator of the Estate of Kim S. Scianna, 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. Given under my hand and official seal this 1st day of March, 2024.

Lisa M. Knauf

NOTARY PUBLIC



Commission expires: 10/31/25

This instrument was prepared by:

Lisa Knauf, Knauf Law Office, P.C., 221 E. Lake Street, Suite 101, Addison, IL 60101

MAIL TO:

Knauf Law Office, P.C.
221 E. Lake Street, Ste. 101
Addison IL 60101

SEND SUBSEQUENT TAX BILLS TO:

Megan Scianna and Anthony Scianna
208 S. Bartlett Road,
Streamwood, IL 60107

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 03 | 01 | 2024

SIGNATURE: *[Signature]*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

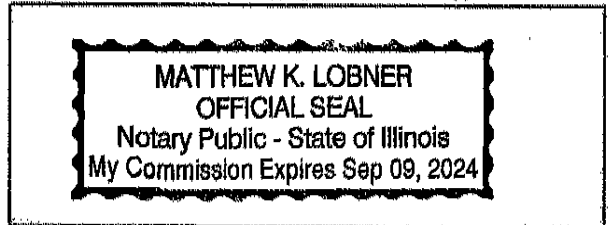
By the said (Name of ^{Agent} Grantor): *Liza Knaut*

On this date of: 03 | 01 | 2024

NOTARY SIGNATURE: *Matthew K. Lobner*

Matthew K. Lobner

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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, a partnership 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 03 | 01 | 2024

SIGNATURE: *[Signature]*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

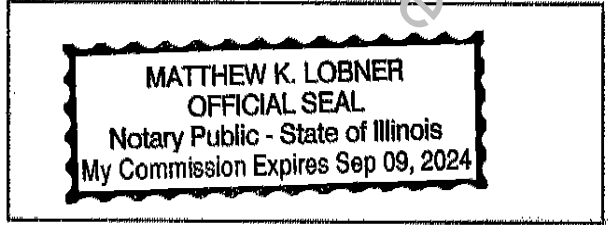
By the said (Name of ^{Agent} Grantee): *Liza Knaut*

On this date of: 03 | 01 | 2024

NOTARY SIGNATURE: *Matthew K. Lobner*

Matthew K. Lobner

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

(Attach to **DEED** or **ABI**) to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**