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Doc#: 2406822358 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 2:06 PM Pg: 1 of 2

Chicago Title Insurance Company
EXECUTOR'S DEED

Dec ID 20240201642610

ST/Co Stamp 0-877-349-424 ST Tax \$65.00 CO Tax \$32.50

Joan Berberich, as Executor of the Estate of Nancy Boehme, deceased, ("Grantor"), as Grantor, and David Ablin as Grantees,

WHEREAS, Nancy Boehme ("Decedent") resided in the City of Mount Prospect, County of Cook, Illinois and died on June 9, 2022, leaving a will, appointing Joan Berberich as Executor and that thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, as Case No. 23 PR 7090 Docket _____ Page _____, to probate the estate of said Decedent and on February 2, 2024, Grantor was duly appointed and qualified as the Executor 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 & 00/100 DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Executor of the said estate does hereby grant, sell and convey to David Ablin *an unmarried man of 817 Western Ave, Glen Ellyn, IL 60137* to have and to hold forever all of the Grantor's right, title and interest, as described in and to the following described real estate:

UNIT 814-2-'A' IN THE MC DONALD CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN KENSINGTON, CREEK BEING A RESUBDIVISION OF PART OF LOT 4 IN THE OWNER'S SUBDIVISION IN THE SOUTH EAST ¼ OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NUMBER LR 3206215 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

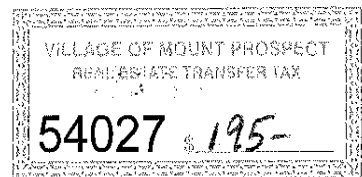
SUBJECT TO: All covenants, conditions, and restrictions of record

Permanent Real Estate Index Number(s): 03-25-400-020-1077

Address(es) of Real Estate: 814 N. River Road #2A, Mount Prospect, Illinois 60056

IN WITNESS WHEREOF, the said Grantor, Joan Berberich as Executor of the said estate has hereunto set her hand and seal on this 20th day of February, 2024.

Joan Berberich
Joan Berberich, as Executor of the Estate of Nancy Boehme, Deceased

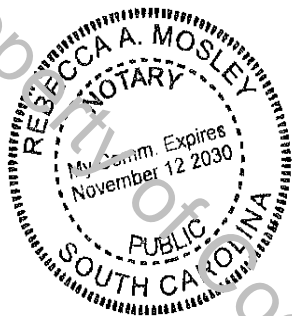


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STATE OF ^{Sc} ILLINOIS COUNTY OF Jasper

I, Rebecca A Mosley a Notary Public, do hereby certify that Joan Berberich, as Executor of the Estate of Joan Berberich, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 20 day of Feb, 2024



Rebecca A Mosley (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 2/20/2024

Joan Berberich
Signature of Buyer, Seller or Representative

Prepared By: Steven A. Miner II
421 N. Hough Street
Barrington, Illinois 60010

Mail To:
David Ablin
817 Western Ave
Glen Ellyn, Illinois 60137

Name & Address of Taxpayer:
David Ablin
817 Western Ave
Glen Ellyn, Illinois 60137

Property of Book County Clerk's Office