

# UNOFFICIAL COPY

Doc#: 2407120268 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/11/2024 2:29 PM Pg: 1 of 2

## ADMINISTRATOR'S DEED

Dec ID 20240201641723  
ST/Co Stamp 1-038-305-840 ST Tax \$630.00 CO Tax \$315.00  
City Stamp 1-575-176-752 City Tax \$6,615.00

THE GRANTOR(S) Sabrina Montes, as Independent Administrator of the Estate of Adriana Vilchez-Alvarado also known as Adriana V. Alvarado, deceased, under probate case 2023P000924, filed with the Circuit Court of Cook County, Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jamie Diaz, single, unmarried of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 27 (EXCEPT THE SOUTH 8 FEET THEREOF) AND THE SOUTH 16 FEET OF LOT 28 IN GARDNER'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements; general real estate taxes for the year 2023 and subsequent years.

This property is not homestead property as to Grantor.

Permanent Real Estate Index Number(s): 13-24-112-019-0000

Address(es) of Real Estate: 3805 North Sacramento Avenue  
Chicago, Illinois 60618

FIRST AMERICAN TITLE  
FILE # AF1041380  
182

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Dated this 26 day of Feb., 2024.

Estate of Adriana Vilchez-Alvarado also known as Adriana V. Alvarado, deceased

By: Sabrina Montes  
Sabrina Montes, Independent Administrator

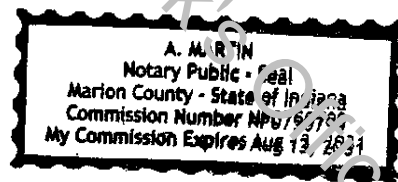
STATE of Indiana )  
 ) SS.  
COUNTY of Marion )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sabrina Montes, as Independent Administrator of the Estate of Adriana Vilchez-Alvarado also known as Adriana V. Alvarado, deceased personally known to me to be the same person(s) whose name(s) 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 their 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 official seal this 26th day of February 2024.

A. Martin  
Notary Public

Prepared by:  
Russo Law Offices LLC  
201 East Ogden Avenue  
Suite 218  
Hinsdale, Illinois 60521



Mail to:  
Jamie Diaz  
3634 N. Sacramento Ave.  
Chicago, IL 60618

Name and Address of Taxpayer:  
Jamie Diaz  
3634 N. Sacramento Ave.  
Chicago, IL 60618