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This document prepared by:

Michael Bradley

4426 S. Greenwood

Chicago, IL 60653-3714

Mail future tax bills to:

7647 South Chappel Avenue Industries, LLC

6224 Edgebrook Lane West

Indian Head Park, IL 60525

Mail this recorded document to:

Corey M. Novick, Esq.

70 W. Madison, Suite 2060

Chicago, IL 60602

*6224 Edgebrook Lane West
Indian Head Park, IL 60525*

Doc# 2407424494 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 2:32 PM Pg: 1 of 2

Doc ID 20240301651865

ST/Co Stamp 0-414-202-416 ST Tax \$129.00 CO Tax \$64.50

City Stamp 1-326-012-976 City Tax \$1,354.50

ADMINISTRATOR'S DEED

The Grantor, Paris Dunigan, as Independent Administrator of the Estate of Delores Lynch, 7647 S. Chappel Avenue, Chicago, Illinois, 60649, pursuant to authority granted the Administrator in the proceedings pending in the Circuit Court of Cook County, Case No. 2023 P 002808, for and in consideration of \$129,000.00, in hand paid, GRANTS, SELLS, AND CONVEYS to 7647 SOUTH CHAPPEL AVENUE INDUSTRIES, LLC, a Utah Limited Liability Company, 6224 Edgebrook Ln W, Indian Head Park, IL 60525, the decedent's right, title, and interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

Parcel 1: LOT 24 (EXCEPT THE SOUTH 18 FEET THEREOF) AND ALL OF LOT 25 IN JEFFREY AVENUE SUBDIVISION OF BLOCK 3 (EXCEPT THAT PART TAKEN FOR BALTIMORE AND OHIO RAILROAD) CAROLINE SUBLIVISION OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-FOURTH OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2: A STRIP OF LAND FIVE FEET IN WIDTH LYING SOUTHWESTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOT 24 SAID STRIP EXTENDING FROM THE EAST LINE OF SAID LOT 24 TO THE NORTH LINE OF THE SOUTH 18 FEET OF SAID LOT IN JEFFREY AVENUE SYNDICATE OF BLOCK 3 OF CAROLINE SUBDIVISION OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-FOURTH OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-25-409-039-0000

Property Address: 7647 S. Chappel Avenue, Chicago, IL 60649

TO HAVE and TO HOLD same unto said Grantee, in FEE SIMPLE forever, together with the tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under

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all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
(This Property does not constitute Homestead Property.)

SUBJECT TO: general real estate taxes not due and payable at the time of closing, building lines and building laws and ordinances, use of occupancy and restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements which serve the premises, and public roads and highways.

Dated this 12th day of March, 2024.

Paris Dunigan Paris Dunigan, Independent Administrator of the Estate of Delores Lynch, Deceased, Probate Case No. 2023 P 002808

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and For the County and State aforesaid, DO HEREBY CERTIFY that Paris Dunigan, Independent Administrator of the Estate of Delores Lynch, 2023 P 002808, and personally known to me to be the same person(s) whose names(s) is/are subscribed to the foregoing instrument as such Administrator, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.



Given under my hand and Notarial Seal this 12th day of March, 2024.

Michael W Bradley
Notary Public

REAL ESTATE TRANSFER TAX		10-MAR-2024
CHICAGO:	967.50	
CTA:	387.00	
TOTAL:	1,354.50 *	

20-25-409-039-0000 | 20240301651865 | 1-326-012-976

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-MAR-2024
COUNTY:	64.50	
ILLINOIS:	129.00	
TOTAL:	193.50	

20-25-409-039-0000 | 0-414-202-416 | 20240301651865