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Doc#: 2409202007 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/1/2024 9:22 AM Pg: 1 of 3

Dec ID 20240301666014
ST/Co Stamp 1-672-451-632 ST Tax \$90.00 CO Tax \$45.00
City Stamp 1-332-893-232 City Tax \$945.00

ADMINISTRATORS DEED

The Grantor, **ELIZABETH TALAMONTI** as Independent Administrator of **THE ESTATE OF ROSE M. IWINSKI, Deceased**, by virtue of Letters of Office issued to **ELIZABETH TALAMONTI** by the Probate Division of the County Department of the Circuit Court of Cook County, State of Illinois, under Case no. 2024 P 000101 in pursuance of every power and authority to her enabling, and in consideration of the sum of Ninety Thousand Dollars and 00/100 (\$90,000.00), receipt whereof is hereby acknowledged, does hereby alien, remise, release and convey to:

SOUTH AVENUE LAND TRUST 11050 *dated December 12, 2023,*
3221 W. 62nd St. Chicago, IL 60629
the following described real estate in Cook County, Illinois, to wit:

LEGAL DESCRIPTION:

LOT TWENTY (20) NORTH FIVE (5) FEET OF LOT TWENTY ONE (21) IN BLOCK ONE (1) IN RUSSELL'S SUBDIVISION OF THAT PART EAST OF THE RIVER OF THE SOUTH HALF (1/2) OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 11050 SOUTH AVENUE 0, CHICAGO, IL 60617

P.I.Ns. 26-18-407-068-0000

Subject to: general real estate taxes not due and payable as of this date, building lines, laws and ordinances, use or occupancy restrictions, covenants and conditions of record zoning laws and ordinances which conform to the present usage of the premises, public and utility easements and public roads and highways.

DATED this 28th day of March 2024.

Elizabeth Talamonti (SEAL)
ELIZABETH TALAMONTI, INDEPENDENT ADMINISTRATOR

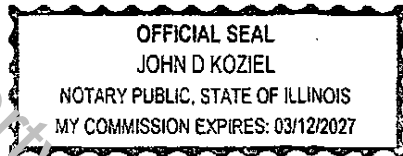
FIDELITY NATIONAL TITLE CC24000312

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In the STATE OF ILLINOIS, COUNTY OF COOK, I, the undersigned, A Notary Public in and for said State aforesaid, DO HEREBY CERTIFY that the aforesaid ELIZABETH TALAMONTI in her representative capacity as Independent Administrator 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 as such Independent Administrator for the uses and purposed therein set forth.

Given under my hand and notarial seal this 28th day of March 2024.



John D. Koziel
NOTARY PUBLIC

This instrument Prepared by:

John D. Koziel
Attorney at Law
6413 W. 63rd St.
Chicago, IL 60638

Mail to:

South Avenue Land Trust
3221 W. 62 St.
Chicago, IL 60629

NAME AND ADDRESS OF TAXPAYER:

SOUTH AVENUE LAND TRUST 11050
3221 W. 62nd St.
CHICAGO, IL 60629

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX 29-Mar-2024



CHICAGO:	675.00
CTA:	270.00
TOTAL:	945.00 *

26-18-407-068-0000 | 20240301666014 | 1-332-893-232

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

REAL ESTATE TRANSFER TAX 29-Mar-2024



COUNTY:	45.00
ILLINOIS:	90.00
TOTAL:	135.00

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Property of Cook County Clerk's Office