

UNOFFICIAL COPY

ADMINISTRATOR'S DEED

Doc# 2412414024 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 9:09 AM Pg: 1 of 3

Dec ID 20240401689951

ST/Co Stamp 0-932-489-520 ST Tax \$764.00 CO Tax \$382.00

City Stamp 0-760-719-664 City Tax \$8,022.00

THIS DEED between the
Grantor, BARBARA A.
GREENE, INDEPENDENT
ADMINISTRATOR OF THE
ESTATE OF GERTRUDE
GREENE, and the Grantees,
ALEJANDRA VACA and
FELIPE CUEVA,

WHEREAS, Grantor was duly appointed Administrator of the Estate of Gertrude Greene, Deceased, who resided in the City of Chicago, Illinois, and who died intestate on January 24, 2022. Thereafter, proceedings were instituted in the Circuit Court of Cook County, Illinois, in Case Number 2022P006677, to probate the estate of said GERTRUDE GREENE, DECEASED, and on October 24, 2023, GRANTOR was duly qualified as the Administrator of said estate, and Letters are now in full force and effect.

NOW, THEREFORE, this DEED witnesseth, that Grantor, in exercise of the powers granted to said Administrator, and in consideration of the sum of \$10.00 DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to ALEJANDRA VACA and FELIPE CUEVA, a married couple, as tenants by the entirety, all the Estate's interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No. (PIN): 17-18-102-028-0000

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Address of Real Estate: 2148 W. Monroe St., Chicago, IL 60612

This property is not subject to any rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises, FOREVER.

SUBJECT TO: General real estate taxes for the years 2023, 2024, and subsequent years; special assessments, if any; building, building line, and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; rights of way for drainage ditches, feeders, laterals and drain tile, pipe or other conduit, if any; rights of the public, the State of Illinois, County of Cook, and the municipality in and to that part of the land taken or used for road purposes, if any.

**FIDELITY NATIONAL
TITLE INSURANCE**

0024004812

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Dated this 30th day of April, 2024.

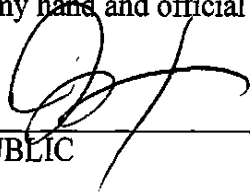


BARBARA A. GREENE, INDEPENDENT ADMINISTRATOR

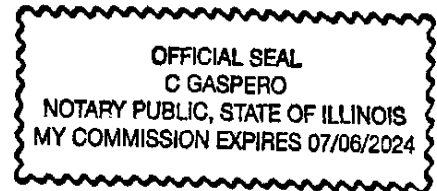
State of Illinois)
) SS.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BARBARA A. GREENE, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF GERTRUDE GREENE, DECEASED, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as INDEPENDENT ADMINISTRATOR OF THE ESTATE OF GERTRUDE GREENE, DECEASED, for the uses and purposes therein set forth.

Given under my hand and official seal April 30, 2024.



NOTARY PUBLIC




COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.

Date: NA



Signature: NA

REAL ESTATE TRANSFER TAX		01-May-2024
	CHICAGO:	5,730.00
	CTA:	2,292.00
	TOTAL:	8,022.00 *

17-18-102-028-0000 | 2024040168995 | 0-760-719-664
* Total does not include any applicable penalties or interest due.

INSTRUMENT PREPARED BY:

Carmen Gaspero
Gaspero & Gaspero Attorneys at Law, P.C.
2001 Butterfield Rd., Ste. 1022
Downers Grove, IL 60515

REAL ESTATE TRANSFER TAX		01-May-2024
	COUNTY:	382.00
	ILLINOIS:	764.00
	TOTAL:	1,146.00

17-18-102-028-0000 | 20240401689951 | 0-932-489-520

Mail to
GRANTEE'S ADDRESS AND SEND SUBSEQUENT TAX BILLS TO:

Alejandra Vaca
Felipe Cueva
2148 W. Monroe St.
Chicago, IL 60612

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Exhibit A

LOT 4 IN TAYLOR'S SUBDIVISION OF PART OF THE WEST 2.50 CHAINS, NORTH OF MONROE STREET OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office