## **UNOFFICIAL COPY**

INDEPENDENT **EXECUTOR'S DEED** 

MAIL TAX BILL TO:

Antonio Gavina 7776 Lavergne Ave. Burbank, IL 60459

MAIL RECORDED DEED TO:

Doc#. 2416924239 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/17/2024 12:22 PM Pg: 1 of 2

Dec ID 20240601627846 ST/Co Stamp 1-207-196-976 ST Tax \$282.00 CO Tax \$141.00

(Reserved for Recorders Use Only)

7000 P.J. THE GRANTOR, Maria Zakrzewski, as Independent Executor of the Estate of Eva Gavina, deceased, pursuant to the authority granted the Executor in the proceeding pending in the Circuit Court of Cook County, Case No. 23P7085, for and in consideration of two hundred eighty two thousand and no/100 (\$282,000) and other good and valuable consideration, in hand paid, GRANTS, SELLS, AND CONVEYS to Aronio Gavina, a single person, of 7776 Lavergne Avenue, Burbank, IL 60459 as to an undivided 75% interest and to MARTHA FARIAS, a married woman, of 7747 ½ Austin Avenue, Burbank, IL 60459, as to an undivided 25% interest, to have and to hold, as tenants in common, all right, title, and interest of the decedent in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

LOT 20 IN BLOCK 4 IN FREDERICK H. BARTLETT'S THIRD ADDITION TO GREATER 79TH STREET SUBDIVISION, BEING A SUPDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTE FAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/1. OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 19-28-411-040-0000

Property Address:

7776 Lavergne Ave., Burbank, IL 60459

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

City of Burbank

\$ 1,410.00 FOURTEEN HUNDRED TEN DOLLARS 06/12/2024 MNVVA

Real Estate Transaction Stamp

2416924239 Page: 2 of 2

## **UNOFFICIAL COPY**

TO HAVE and TO HOLD same unto said Grantees in Fee Simple forever.	
Dated this 18th day of 5ne	, 2024.
Nare Josephin	
Maria Zakrzewszi, as Independent Execut	or
of the Estate of Eva Cavina, deceased	
0.0	
STATE OF ILLINOIS	
COUNTY OF DUPAGE )	
I the undersigned a Notary Public in and for	said County, in the State aforesaid, do hereby
certify that Maria Zakrzewski, as Independ	
deceased, personally known to me to be the s	
	s day in person, and acknowledged that he signed
	ndependent Executor as aforesaid, for the uses and
purposes therein set forth.	
	A CO
Given under my hand and notarial seal, this _	/3 day of
fra Marghant	TÓO
Notary Public //	
V	Sammann Man
DDED (DED DY	OFFICIAL SEAL LISA M KNAUF
PREPARED BY:	
Lisa Knauf	MY COMMISSION EXPIRES 19/31/2025
Attorney at Law 221 E. Lake St., Suite 101	- a a single
Addison, IL 60101	
114413011, 11./ 00101	