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LAWRENCE KATZNY executes this instrument as Independent Executor of the Estate of MATHEW RYKIEL and not individually and is not to be held liable in his individual capacity in any way by reason of the same. Any recourse under and by virtue of this instrument shall be against the proccate estate only.

TOGETHER, WITH ALL and SIMILAR, the hereditaments and appurtenances thereunto belonging, or in any way appertaining and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said grantor now has in and to said real estate.

Permanent Index No.: 24-07-309-006-1001
Property Address: 7041 W. O'Connell Drive
Unit 101
Chicago Ridge, Illinois 60415



Subject to: general taxes for 1988 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; the terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any; any easements established by or implied from said Declaration or amendments; limitations and conditions imposed by the Condominium Property Act.

UNIT NUMBER 201 IN THE 7041-49 W. O'CONNELL DRIVE CONDOMINIUM, AS DELINEATED ON THE PERRY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 20 AND 21 IN JAMES O'CONNELL'S TARA SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22730401; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

NOT THEREFORE, the grantor, in exercise of the power and authority granted to him by said WILL and every other power and authority hereunto enabling, and for and in consideration of ten dollars (\$10.00) and other good and valuable consideration to him in hand paid by the grantees, receipt whereof is hereby acknowledged, hereby CONVEYS and QUITCLAIMS unto the grantees not in tenancy in common but in JOINT TENANCY with the right of survivorship the following described real estate situated in Cook County, Illinois, to wit:

WITNESSETH, that MATHEW RYKIEL, who died December 15, 1987, a resident of Chicago Ridge, Cook County, Illinois, in his lifetime executed a WILL dated October 2, 1980, which instrument was thereafter on October 13, 1988 duly admitted to probate in the Circuit Court of Cook County, Illinois, Probate No. 86 P 9355, Docket 952, Page 266, whereby he did thereby, among other things, authorize and empower said Executor to sell and convey the real estate described below; and on October 13, 1988, Letters of Office duly issued from said Circuit Court to the grantor as Independent Executor, which letters are still in full force and effect;

THIS INSTRUMENT, made this 7 day of November, 1988 between LAWRENCE KATZNY, of Olivette, Missouri, not individually but as Independent Executor of the Estate of MATHEW RYKIEL, deceased, ("Grantor") and GREGORY K. BROWN and DENISE M. BROWN, his wife, of 7436 W. 114th Place, Worth, Illinois 60482 ("Grantees").

EXECUTOR'S DEED

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Cook County REAL ESTATE TRANSACTION TAX REVENUE NOV 23 1988 STAMP NOV 23 1988

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE NOV 23 1988

Handwritten signature and initials

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Property of Cook County Clerk's Office

Gregory K. and Denise M. Brown
7041 W. O'Connell - Unit 101
Chicago, Illinois 60642

Send subsequent tax bills to:

Elizabeth Caprin
Goggin Cutter and Hill
135 S. LaSalle Street
Suite 2147
Chicago, Illinois 60603

388 388

Return recorded instrument to:

Audrey Kies Tokarz
Terney & Bentley
111 W. Washington Street
Suite 1900
Chicago, Illinois 60602
(312) 407-7800

This instrument prepared by:

CHRISTE L. HAINES
NOTARY PUBLIC, STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES MAR. 6, 1992

Notary Public

Christe L. Haines

GIVEN under my hand and notarial seal this 14 day of November, 1988.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LAWRENCE KATUZNY, Independent Executor of the Estate of MATHEW RYKIEL, Deceased, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, as such Independent Executor for the uses and purposes therein set forth.

STATE OF Illinois
)
) SS
) COUNTY OF St. Louis

Lawrence Katuzny
LAWRENCE KATUZNY, not individually,
but solely as Independent Executor
of the Estate of MATHEW RYKIEL,
Deceased

IN WITNESS WHEREOF, LAWRENCE KATUZNY has hereunto set his hand and seal, the day and year first above written.

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